

# LOUISIANA LAND USE TOOLKIT



Beta 1.1  
4/13/2009

## ARTICLE 1. GENERAL

<b>Sec. 1.1 General Provisions</b>	<b>1-1</b>
1.1.1 Title	1-1
1.1.2 Authority	1-1
1.1.3 Applicability	1-1
1.1.4 Effective Date	1-1
1.1.5 Purpose	1-1
1.1.6 Intent	1-1
1.1.7 Minimum Requirements	1-1
1.1.8 Conflicting Provisions	1-1
1.1.9 Severability	1-1

## ARTICLE 2. USING THE CODE

<b>Sec. 2.1 Context Areas</b>	<b>2-1</b>
2.1.1 Defined	2-1
<b>Sec. 2.2 Zoning Districts by Context</b>	<b>2-3</b>
<b>Sec. 2.3 Zoning Districts</b>	<b>2-5</b>
2.3.1 Districts Established	2-5
2.3.2 Large Lot Residential Districts	2-5
2.3.3 Residential Districts	2-5
2.3.4 Mixed Use Districts	2-5
2.3.5 Commercial Districts	2-7
2.3.6 Special Purpose Districts	2-7
<b>Sec. 2.4 Building Types</b>	<b>2-9</b>
2.4.1 Defined	2-9

## ARTICLE 3. NATURAL

<b>Sec. 3.1 Natural Context</b>	<b>3-1</b>
<b>Sec. 3.2 Building Types</b>	<b>3-3</b>
3.2.1 Single-Family House	3-5
<b>Sec. 3.3 Streets and Blocks</b>	<b>3-7</b>
<b>Sec. 3.4 Uses</b>	<b>3-9</b>

## ARTICLE 4. RURAL

<b>Sec. 4.1 Rural Context</b>	<b>4-1</b>
<b>Sec. 4.2 Building Types</b>	<b>4-3</b>
4.2.1 Single-Family House	4-5
4.2.2 Side Yard House	4-7
4.2.3 Attached House	4-9
4.2.4 Row House	4-11
4.2.5 Apartment House	4-13
4.2.6 Apartment	4-15
4.2.7 General	4-17
4.2.8 Single Story Shopfront	4-19

4.2.9 Shopfront	4-21
4.2.10 Workshop	4-23
4.2.11 Civic	4-25
4.2.12 Open Lot	4-27

## Sec. 4.3 Streets and Blocks 4-29

## Sec. 4.4 Uses 4-31

## ARTICLE 5. ESTATE

## Sec. 5.1 Estate Context 5-1

## Sec. 5.2 Building Types 5-3

5.2.1 Single-Family House	5-5
5.2.2 Side Yard House	5-7
5.2.3 Attached House	5-9
5.2.4 Row House	5-11
5.2.5 Apartment House	5-13
5.2.6 Apartment	5-15
5.2.7 General	5-17
5.2.8 Single Story Shopfront	5-19
5.2.9 Shopfront	5-21
5.2.10 Workshop	5-23
5.2.11 Civic	5-25
5.2.12 Open Lot	5-27

## Sec. 5.3 Streets and Blocks 5-29

## Sec. 5.4 Uses 5-31

## ARTICLE 6. SUBURBAN

## Sec. 6.1 Suburban Context 6-1

## Sec. 6.2 Building Types 6-3

6.2.1 Single-Family House	6-5
6.2.2 Side Yard House	6-7
6.2.3 Attached House	6-9
6.2.4 Row House	6-11
6.2.5 Apartment House	6-13
6.2.6 Apartment	6-15
6.2.7 General	6-17
6.2.8 Single Story Shopfront	6-19
6.2.9 Shopfront	6-21
6.2.10 Workshop	6-23
6.2.11 Civic	6-25
6.2.12 Open Lot	6-27

## Sec. 6.3 Streets and Blocks 6-29

## Sec. 6.4 Uses 6-31

## ARTICLE 7. URBAN

## Sec. 7.1 Urban Context 7-1

## Sec. 7.2 Building Types 7-3

7.2.1 Single-Family House	7-5
7.2.2 Side Yard House	7-7
7.2.3 Attached House	7-9
7.2.4 Row House	7-11
7.2.5 Apartment House	7-13
7.2.6 Apartment	7-15
7.2.7 General	7-17
7.2.8 Single Story Shopfront	7-19
7.2.9 Shopfront	7-21
7.2.10 Workshop	7-23
7.2.11 Civic	7-25
7.2.12 Open Lot	7-27

## Sec. 7.3 Street and Blocks 7-29

## Sec. 7.4 Uses 7-31

## ARTICLE 8. CENTER

## Sec. 8.1 Center Context 8-1

## Sec. 8.2 Building Types 8-3

8.2.1 Single-Family House	8-5
8.2.2 Side Yard House	8-7
8.2.3 Attached House	8-9
8.2.4 Row House	8-11
8.2.5 Apartment House	8-13
8.2.6 Apartment	8-15
8.2.7 General	8-17
8.2.8 Single Story Shopfront	8-19
8.2.9 Shopfront	8-21
8.2.10 Workshop	8-23
8.2.11 Civic	8-25
8.2.12 Open Lot	8-27

## Sec. 8.3 Street and Blocks 8-29

## Sec. 8.4 Uses 8-31

## ARTICLE 9. SPECIAL

## Sec. 9.1 Special Context 9-1

9.1.1 Community (CD)	9-3
9.1.2 Conservation (CON)	9-3
9.1.3 Residential Conservation (RC)	9-5

## ARTICLE 10. RULES FOR ALL BUILDING TYPES

### Sec. 10.1 Measurement & Exceptions . . . . . 10-1

10.1.1 Lot Coverage . . . . .	10-1
10.1.2 Blank Wall Area . . . . .	10-1
10.1.3 Height. . . . .	10-1
10.1.4 Bulk Plane . . . . .	10-3
10.1.5 Building Entrances . . . . .	10-3
10.1.6 Transparency . . . . .	10-3
10.1.7 Setbacks . . . . .	10-3

### Sec. 10.2 Building Elements . . . . . 10-7

## ARTICLE 11. STREET & BLOCK STANDARDS

### Sec. 11.1 Street Standards . . . . . 11-1

11.1.1 Applicability . . . . .	11-1
11.1.2 Neighborhood Yield . . . . .	11-3
11.1.3 Neighborhood Local. . . . .	11-5
11.1.4 Neighborhood Street . . . . .	11-7
11.1.5 Rural Local . . . . .	11-9
11.1.6 Rural Street. . . . .	11-11
11.1.7 Main Street, Angle (60°) Parking. . . . .	11-13
11.1.8 Main Street, Parallel Parking . . . . .	11-15
11.1.9 Commercial Street . . . . .	11-17
11.1.10 Industrial Street . . . . .	11-19
11.1.11 Avenue, Parallel Parking . . . . .	11-21
11.1.12 Avenue . . . . .	11-23
11.1.13 Multi-Way Boulevard, Angle (60°) Parking . . . . .	11-25
11.1.14 Multi-Way Boulevard, Parallel Parking . . . . .	11-27
11.1.15 Rural Parkway . . . . .	11-29
11.1.16 Residential and Commercial Alleys. . . . .	11-31

### Sec. 11.2 Block Standards. . . . . 11-33

11.2.1 Block Standards. . . . .	11-33
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## ARTICLE 12. USES

### Sec. 12.1 General Provisions . . . . . 12-1

12.1.1 Use Categories . . . . .	12-1
12.1.2 Principal Uses . . . . .	12-1
12.1.3 Accessory Uses . . . . .	12-1
12.1.4 Administrator Responsibility. . . . .	12-1

### Sec. 12.2 Use Tables . . . . . 12-1

### Sec. 12.3 Use Standards . . . . . 12-3

12.3.1 Side Yard House. . . . .	12-3
12.3.2 Live-Work. . . . .	12-3
12.3.3 Group Living. . . . .	12-3

### Sec. 12.4 Use Categories. . . . . 12-5

12.4.1 Residential Use Categories . . . . .	12-5
12.4.2 Public Use Categories . . . . .	12-5
12.4.3 Commerce Use Categories. . . . .	12-5
12.4.4 Fabrication Use Categories. . . . .	12-9
12.4.5 Industrial Use Categories . . . . .	12-11
12.4.6 Open Use Categories . . . . .	12-13

### Sec. 12.5 Accessory Uses . . . . . 12-15

12.5.1 General . . . . .	12-15
12.5.2 Home Occupations . . . . .	12-15
12.5.3 Accessory Dwellings Units . . . . .	12-17
12.5.4 Drive-Through Facilities . . . . .	12-17

### Sec. 12.6 Temporary Uses . . . . . 12-19

12.6.1 Temporary Uses Exempt from Permit . . . . .	12-19
12.6.2 Temporary Use Permit Required . . . . .	12-19
12.6.3 Manufactured Home or Trailer for Temporary Use . . . . .	12-19
12.6.4 Real Estate Development Projects . . . . .	12-19

## ARTICLE 13. PARKING

### Sec. 13.1 Applicability . . . . . 13-1

### Sec. 13.2 Parking Requirements. . . . . 13-3

13.2.1 Calculation of Ratios . . . . .	13-3
13.2.2 Parking Ratios . . . . .	13-3
13.2.3 Credit for On-Street Spaces . . . . .	13-5
13.2.4 Parking Reductions by Context Area. . . . .	13-5
13.2.5 Large Vehicle Parking in Residential Districts. . . . .	13-5

### Sec. 13.3 Design Standards. . . . . 13-7

13.3.1 Dimensions . . . . .	13-7
13.3.2 Surfacing . . . . .	13-9
13.3.3 Setback . . . . .	13-9
13.3.4 Landscaping. . . . .	13-9
13.3.5 Lighting. . . . .	13-9
13.3.6 Marking. . . . .	13-9
13.3.7 Curbs . . . . .	13-9
13.3.8 Drainage . . . . .	13-9
13.3.9 Entrances and Exits. . . . .	13-9

### Sec. 13.4 Bicycle Parking . . . . . 13-11

### Sec. 13.5 Alternative Parking Plan . . . . . 13-11

13.5.1 Applicant-Submitted Parking Data. . . . .	13-11
13.5.2 Off-Site Parking . . . . .	13-11
13.5.3 Shared Parking . . . . .	13-11
13.5.4 Valet Parking. . . . .	13-13
13.5.5 Recording of Approved Plans . . . . .	13-13
13.5.6 Amendments . . . . .	13-13

### Sec. 13.6 Stacking and Queueing Spaces . . . . 13-15

### Sec. 13.7 Off-Street Loading . . . . . 13-17

13.7.1 Loading Facilities Required. . . . .	13-17
13.7.2 Design and Layout . . . . .	13-17

## ARTICLE 14. LANDSCAPING

### Sec. 14.1 Applicability . . . . . 14-1

### Sec. 14.2 Single-Family . . . . . 14-1

### Sec. 14.3 All Other Uses . . . . . 14-1

14.3.1 Street Trees. . . . .	14-1
14.3.2 Parking Landscaping. . . . .	14-1
14.3.3 Littoral Planting . . . . .	14-3
14.3.4 District Boundary Buffers . . . . .	14-3
14.3.5 General Landscaped Area . . . . .	14-3

### Sec. 14.4 Screening. . . . . 14-5

14.4.1 Service Areas . . . . .	14-5
14.4.2 Loading Areas. . . . .	14-5
14.4.3 Mechanical Equipment . . . . .	14-5
14.4.4 Utilities . . . . .	14-5
14.4.5 Fencing and Walls . . . . .	14-5

### Sec. 14.5 Constrained Sites . . . . . 14-5

### Sec. 14.6 Design and Installation . . . . . 14-7

14.6.1 Water-Wise Principles . . . . .	14-7
14.6.2 Plant Material . . . . .	14-7
14.6.3 Credit for Existing Plant Material . . . . .	14-7
14.6.4 Sight Triangle Planting . . . . .	14-9
14.6.5 Soils . . . . .	14-9
14.6.6 Irrigation . . . . .	14-9
14.6.7 Tree Protection During Construction. . . . .	14-9
14.6.8 Issuance of Certificate of Occupancy . . . . .	14-9

### Sec. 14.7 Maintenance. . . . . 14-11

14.7.1 Responsibility . . . . .	14-11
14.7.2 Maintenance . . . . .	14-11
14.7.3 Failure to Maintain . . . . .	14-11

## ARTICLE 15. OUTDOOR LIGHTING

### Sec. 15.1 Applicability . . . . . 15-1

### Sec. 15.2 Prohibited Sources . . . . . 15-1

### Sec. 15.3 Design Requirements . . . . . 15-1

15.3.1 Fixture (Luminaire) . . . . .	15-1
15.3.2 Fixture Height . . . . .	15-1
15.3.3 Light Source (Lamp) . . . . .	15-1
15.3.4 Mounting. . . . .	15-1
15.3.5 Limit Lighting to Periods of Activity . . . . .	15-1

### Sec. 15.4 Specific Lighting . . . . . 15-1

15.4.1 Security Lighting . . . . .	15-1
15.4.2 Accent Lighting. . . . .	15-1
15.4.3 Canopy Area Lighting . . . . .	15-1
15.4.4 Entrances in Nonresidential, Multifamily Development	15-1
15.4.5 Commercial Parking Area Lighting . . . . .	15-1

**Sec. 15.5 Excessive Illumination . . . . . 15-3**

**ARTICLE 16. OUTDOOR STORAGE & DISPLAY**

**Sec. 16.1 Applicability . . . . . 16-1**

**Sec. 16.2 Outdoor Display . . . . . 16-1**

**Sec. 16.3 Outdoor Storage . . . . . 16-1**

16.3.1 Limited Outdoor Storage. . . . .	16-1
16.3.2 General Outdoor Storage. . . . .	16-1

**ARTICLE 17. SIGNS**

**Sec. 17.1 General . . . . . 17-1**

17.1.1 Exempt Signs . . . . .	17-1
17.1.2 Prohibited Signs . . . . .	17-1
17.1.3 Existing Signs or Sign Structures . . . . .	17-3
17.1.4 Sign Permit Required . . . . .	17-3
17.1.5 Common Sign Plan . . . . .	17-3
17.1.6 Variances Allowed . . . . .	17-3
17.1.7 Noncommercial Message Substitution . . . . .	17-3

**Sec. 17.2 Permitted Types of Signs . . . . . 17-5**

17.2.1 On-Premises Signs . . . . .	17-5
17.2.2 Off-Premises Signs . . . . .	17-5

**Sec. 17.3 General Sign Regulations . . . . . 17-7**

17.3.1 Computation of Sign Area . . . . .	17-7
17.3.2 Construction Standards. . . . .	17-7
17.3.3 Height of Sign. . . . .	17-7

**Sec. 17.4 On-Premise Signs . . . . . 17-9**

17.4.1 Building Signs . . . . .	17-9
17.4.2 Freestanding Signs. . . . .	17-9

**Sec. 17.5 Off-Premise Signs . . . . . 17-13**

17.5.1 Billboards . . . . .	17-13
17.5.2 Other Off-Premises Signs . . . . .	17-13

**Sec. 17.6 Sign Maintenance and Removal . . . 17-15**

17.6.1 Sign Maintenance . . . . .	17-15
17.6.2 Removal of Obsolete or Deteriorated Signs . . . . .	17-15

**ARTICLE 18. ADMINISTRATION**

**Sec. 18.1 Review Bodies . . . . . 18-1**

18.1.1 Governing Body . . . . .	18-1
18.1.2 Planning Commission . . . . .	18-1

18.1.3 Board of Adjustment. . . . .	18-1
18.1.4 Administrator . . . . .	18-3
18.1.5 Summary of Authority. . . . .	18-5

**Sec. 18.2 Procedures . . . . . 18-7**

18.2.1 Common Review Procedures . . . . .	18-7
18.2.2 Zoning Permit. . . . .	18-13
18.2.3 Administrative Adjustment. . . . .	18-15
18.2.4 Variance. . . . .	18-17
18.2.5 Appeal of Administrative Decision . . . . .	18-19
18.2.6 Subdivision. . . . .	18-21
18.2.7 Site Plan Review . . . . .	18-27
18.2.8 Special Use Permit . . . . .	18-31
18.2.9 Zoning Map Amendment . . . . .	18-33
18.2.10 Planned Unit Development (PUD) . . . . .	18-35
18.2.11 Text Amendment . . . . .	18-39
18.2.12 Development Agreements . . . . .	18-41

**Sec. 18.3 Historic Preservation. . . . . 18-43**

18.3.1 Purpose. . . . .	18-43
18.3.2 General . . . . .	18-43
18.3.3 Historic Preservation Commission . . . . .	18-43
18.3.4 Landmark Designation . . . . .	18-47
18.3.5 Historic District Designation . . . . .	18-49
18.3.6 Conservation District Designation . . . . .	18-51
18.3.7 Certificate of Appropriateness. . . . .	18-51
18.3.8 Enforcement. . . . .	18-55

**Sec. 18.4 Nonconformities . . . . . 18-57**

18.4.1 In General . . . . .	18-57
18.4.2 Nonconforming Uses . . . . .	18-57
18.4.3 Nonconforming Structures. . . . .	18-59
18.4.4 Nonconforming Sites . . . . .	18-59
18.4.5 Nonconforming Lots of record . . . . .	18-59
18.4.6 Nonconforming Signs. . . . .	18-59

**Sec. 18.5 Enforcement . . . . . 18-61**

18.5.1 Violations. . . . .	18-61
18.5.2 Enforcement Powers. . . . .	18-61
18.5.3 Notice of Violation . . . . .	18-61
18.5.4 Enforcement Actions . . . . .	18-61
18.5.5 Penalties . . . . .	18-61

**ARTICLE 19. DEFINITIONS**

**Sec. 19.1 General . . . . . 19-1**

**Sec. 19.2 Defined Terms . . . . . 19-1**

*This version of the Land Use Toolkit is a “beta” version – it is in the early testing stages, and additional work on the draft is anticipated. Comments are welcome at any time. Specific additions will include annotation of the provisions in order to assist planners and local officials in tailoring the provisions to better fit their community. Please see [www.landusetoolkit.com](http://www.landusetoolkit.com) for the latest news.*



## **ARTICLE 1. GENERAL**

## Sec. 1.1 General Provisions

### 1.1.1 TITLE

This chapter shall be known as the “development code for [jurisdiction], Louisiana” and may be cited and referred to as “this code.”

### 1.1.2 AUTHORITY

This code is adopted pursuant to the authority granted by Louisiana Revised Statute 33:4721 et. seq.

### 1.1.3 APPLICABILITY

The provisions of this code apply to the development of all land within the jurisdiction of [name]. No development shall be undertaken without prior authorization pursuant to this code.

### 1.1.4 EFFECTIVE DATE

This code was adopted on [insert date] and became effective on [insert date].

### 1.1.5 PURPOSE

- A. This code is adopted for the purpose of guiding development in accordance with the [jurisdiction] comprehensive plan and existing and future needs of the [jurisdiction] in order to protect, promote and improve the public health, safety, morals, convenience, order, appearance, prosperity and general welfare.
- B. The regulations hereby enacted are designed to exercise the full range of authority available to the [jurisdiction] under Louisiana law to:
  1. Promote the public health, safety and general welfare, while recognizing the rights of real property owners, by adopting a comprehensive zoning ordinance and providing for administrative procedures and development standards.
  2. Help achieve the goals, objectives and policies of the Comprehensive Plan.
  3. Prevent the overcrowding of land and avoid undue

concentration of population by creating zoning districts consistent with the character of each area within the [jurisdiction] by adopting an official zoning map.

4. Lessen congestion in the streets and to secure safety from natural disaster, fire, panic and other dangers.
5. Facilitate the adequate provision of transportation, water, sewerage, drainage, schools, parks, and other public requirements by providing a means for regulating the impact of development on community infrastructure.
6. Carry out such other purposes in the public interest as may be specifically cited in this code.

### 1.1.6 INTENT

This code is intended to provide a mechanism for implementing the following goals:

- A. Creating a range of housing opportunities and choices.
- B. Creating walkable neighborhoods.
- C. Encouraging community and stakeholder collaboration
- D. Fostering a distinctive, attractive communities with a strong sense of place.
- E. Making development decisions predictable, fair and cost effective.
- F. Mixing land uses.
- G. Preserving open space, farmland, natural beauty and critical environmental areas.
- H. Providing a variety of transportation choices.
- I. Strengthening and directing development towards existing communities.
- J. Taking advantage of compact building design.

### 1.1.7 MINIMUM REQUIREMENTS

In interpreting and applying the provisions of this code, they are the minimum requirements for the promotion of the purposes of these regulations.

### 1.1.8 CONFLICTING PROVISIONS

- A. All development must comply with relevant Federal and State regulations. Whenever any provision of this code imposes a greater requirement or a higher standard than is required in any Federal or State statute or regulation, the provisions of this code shall govern unless preempted by Federal or State law.
- B. It is not the intent of this code to interfere with or annul any easements, covenants, or other agreements between parties; provided that where this code imposes a greater restriction upon the use and dimensions of buildings, structures, or land, or requires larger open spaces than are imposed or required by other ordinances, regulations, or permits, or by easements, covenants, or agreements, the provisions of this code shall govern, except where expressly qualified in this code.

### 1.1.9 SEVERABILITY

Should any provision of this code be decided by the courts to be unconstitutional or invalid, that decision shall not affect the validity of this code other than the part decided to be unconstitutional or invalid.

## ARTICLE 2. USING THE CODE

## Sec. 2.1 Context Areas

### 2.1.1 DEFINED

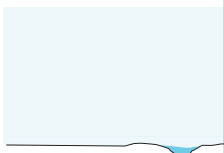

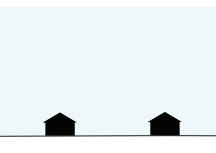
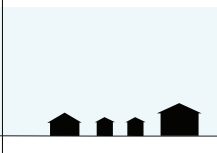
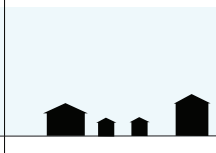
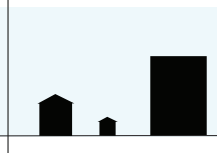

Context areas are used to establish the character of existing or proposed neighborhoods. Each context area sets standards for development appropriate to the type of neighborhood anticipated.





## Sec. 2.2 Zoning Districts by Context

Zoning districts are permitted only in the context area that effectively matches the character of the natural or built environment.

								
DISTRICT		NATURAL	RURAL	ESTATE	SUBURBAN	URBAN	CENTER	SPECIAL
<b>LARGE LOT RESIDENTIAL</b>								
AG-40	Agriculture-40	■	■					
AG-20	Agriculture-20		■					
AG-10	Agriculture-10		■					
RE-5	Estate-5			■				
RE-2	Estate-2			■				
<b>RESIDENTIAL</b>								
RS-15	Single-Family-15				■			
RS-10	Single-Family-10				■			
RS-6	Single-Family-6				■	■		
RS-3	Single-Family-3					■		
RT-2	Two-Family-2				■	■		
RM-3	Multifamily-3				■	■	■	
RM-5	Multifamily-5						■	
<b>MIXED USE</b>								
RMX-2	Residential Mixed Use-2		■	■	■	■		
RMX-3	Residential Mixed Use-3				■	■	■	
RMX-5	Residential Mixed Use-5						■	
RMX-8	Residential Mixed Use-8						■	
MX-2	Mixed Use-2		■	■	■	■		
MX-3	Mixed Use-3				■	■	■	
MX-5	Mixed Use-5						■	
MX-8	Mixed Use-8						■	
MS-2	Main Street-2		■	■	■	■		
MS-3	Main Street-3				■	■	■	
MS-5	Main Street-5						■	
MS-8	Main Street-8						■	
<b>COMMERCIAL</b>								
CC-2	Commercial Corridor-2				■	■		
CC-3	Commercial Corridor-3				■	■		
IL	Industrial Light		■		■	■	■	
<b>SPECIAL PURPOSE</b>								
CD	Community		■	■	■	■	■	■
CON	Conservation	■	■	■	■	■	■	■
RC	Residential Conservation		■	■	■			
RM-H	Manufactured Home Park				■	■		
IH	Industrial Heavy		■		■	■		■

## Sec. 2.3 Zoning Districts

### 2.3.1 DISTRICTS ESTABLISHED

To carry out the provisions of this code, the following zoning districts have been established and are applied to property as set forth on the Official Zoning Map.

#### Large Lot Residential Districts

Agriculture (AG-40, -20, -10)

Residential Estate (RE-5, -2)

#### Residential Districts

Residential Single-Family (RS-15, -10, -6, -3)

Residential Two-Family (RT-2)

Residential Multifamily (RM-3, -5)

#### Mixed Use Districts

Residential Mixed Use (RMX-2, -3, -5, -8)

Mixed Use (MX-2, -3, -5, -8)

Main Street (MS-2, -3, -5, -8)

#### Commercial Districts

Commercial Corridor (CC-2, -3)

Light Industrial (IL)

#### Special Purpose Districts

Community (CD)

Conservation (CON)

Residential Conservation (RC)

Residential Manufactured Home (R-MH)

Industrial Heavy (IH)

### 2.3.2 LARGE LOT RESIDENTIAL DISTRICTS

#### A. Agriculture (AG-40, -20, -10)

The Agriculture districts are intended to conserve farming, ranching and timber lands while preventing the encroachment of incompatible land uses. The Agriculture districts are intended to encourage and protect the conservation of farming, ranching and silviculture uses. Three Agriculture districts have been established—AG-40, AG-20 and AG-10—that vary primarily on the basis of minimum lot area in acres. AG-40 generally allocates one unit for every 40 acres of land.

AG-20 generally allocates one unit for every 20 acres of land.

AG-10 generally allocates one unit for every 10 acres of land.

#### B. Residential Estate (RE-5, -2)

The Residential Estate districts are intended to provide for areas of low-density residential, continued agricultural uses, and other compatible uses that typically occupy large open land areas. The Residential Estate districts are intended to assure that permitted uses peacefully coexist in a low-density setting, while preserving the rural character of the area. Two Residential Estate districts have been established—RE-5 and RE-2—that vary primarily on the basis of minimum lot area in acres. RE-5 generally allocates one unit for every 5 acres of land. RE-2 generally allocates one unit for every 2 acres of land.

### 2.3.3 RESIDENTIAL DISTRICTS

#### A. Residential Single-Family (RS-15, -10, -6, -3)

The Residential Single-Family districts are intended to accommodate existing or proposed development where the land-use pattern is predominately single-family. Four Residential Single-Family districts have been established—RS-15, RS-10, RS-6 and RS-3—that vary primarily on the basis of minimum lot area allowed. RS-15 has a minimum lot area of 15,000 square feet. RS-10 has a minimum lot area of 10,000 square feet. RS-6 has a minimum lot area of 6,000 square feet. Where RS-15 and RS-10 allow only conventional single-family housing, RS-6 and RS-3 promote additional housing opportunities that include side yard houses and two-family attached housing.

#### B. Residential Two-Family (RT-2)

The Residential Two-Family District is intended to accommodate existing or proposed development where the land-use pattern is a mix of predominantly single-family and two-family housing. The Residential Two-Family District is not intended to provide for large areas exclusively dominated by

two-family attached housing but provide for neighborhoods that successfully integrate single-family and two-family housing together.

#### C. Residential Multifamily (RM-3, -5)

The Residential Multifamily districts are intended to accommodate existing or proposed development where the land-use pattern is a mix of single-family, two-family and multifamily housing. The Residential Multifamily districts are not intended to provide for areas exclusively dominated by multifamily but provide for neighborhoods that successfully integrate single-family, two-family and multifamily together. Two Residential Multifamily districts have been established—RM-3 and RM-5—that vary primarily on the maximum number of stories allowed. RM-3 allows buildings up to 3 stories in height. RM-5 allows buildings up to 5 stories in height.

### 2.3.4 MIXED USE DISTRICTS

#### A. Residential Mixed Use (RMX-2, -3, -5, -8)

The Residential Mixed Use districts are intended to promote safe, active, and pedestrian-scaled, mixed use, diverse neighborhoods. The Residential Mixed Use districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering space. The Residential Mixed Use districts are intended to accommodate both ground floor nonresidential and residential uses, however, upper stories are reserved exclusively for residential uses. Four Residential Mixed Use districts have been established—RMX-2, RMX-3, RMX-5 and RMX-8—that vary primarily on the maximum number of stories allowed. RMX-2 allows buildings up to 2 stories in height. RMX-2 is typically embedded within a residential neighborhood, therefore, buildings have a limited size. RMX-3 allows buildings up to 3 stories in height. RMX-5 allows buildings up to 5 stories in height. RMX-8 allows buildings up to 8 stories in height.

**B. Mixed Use (MX-2, -3, -5, -8)**

The Mixed Use districts are intended to promote safe, active, and pedestrian-scaled, diverse, mixed use, diverse neighborhoods. The Mixed Use districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering space. Where Main Street districts are applied to key corridors and retail streets within a neighborhood, the Mixed Use districts are intended for broader application at the neighborhood scale. Although buildings can be used exclusively for residential or nonresidential uses, the vertical mixing of uses (floor-to-floor) is strongly encouraged. Four Mixed Use districts have been established—MX-2, MX-3, MX-5 and MX-8—that vary primarily on the maximum number of stories allowed. MX-2 is typically embedded within a residential neighborhood, therefore, buildings have a limited size. MX-3 allows buildings up to 3 stories in height. MX-5 allows buildings up to 5 stories in height. MX-8 allows buildings up to 8 stories in height.

**C. Main Street (MS-2, -3, -5, -8)**

The Main Street districts are intended to promote safe, active, and pedestrian-scaled mixed use streets. The Main Street districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering space. Main Street districts are typically applied in a linear fashion along entire block faces or, less frequently, at the intersection of streets emended within a residential neighborhood. In all cases, the Main Street districts should be applied where a higher degree of walkability and pedestrian activity is desired than required in a Residential Mixed Use, Mixed Use or Corridor district. The Main Street districts may also be embedded within a larger commercial shopping center or mixed use area to promote a pedestrian-active street front within a larger mixed use or commercial development. Four Main Street districts have been established—MS-2, MS-3, MS-5 and MS-8—that vary primarily on the maximum number of stories allowed. MS-2 allows buildings up to 2 stories in height. MS-2 is intended to be embedded within a residential neighborhood, therefore, buildings have a limited size.

MS-3 allows buildings up to 3 stories in height. MS-5 allows buildings up to 5 stories in height. MS-8 allows buildings up to 8 stories in height.

**2.3.5 COMMERCIAL DISTRICTS****A. Commercial Corridor (CC-2, -3)**

The Commercial Corridor districts are intended to balance the need for safe, active, and pedestrian-scaled, diverse areas with the need for convenient automobile access to commercial goods and services. Compared to the Main Street districts, the Commercial Corridor districts address development opportunities adjacent to auto-dominated corridors where it is infeasible or impractical to pull all buildings right up to the street edge. Two Commercial Corridors districts have been established—CC-2 and CC-3—that vary primarily on the maximum number of stories allowed. CC-2 allows buildings up to 2 stories in height. CC-2 is intended to be embedded within a residential neighborhood, therefore, buildings have a limited size. CC-3 allows buildings up to 3 stories in height.

**B. Industrial Light (IL)**

The Industrial Light District is intended to accommodate light manufacturing, research and development, warehousing, wholesale and processing uses. The Light Industrial district is intended to encourage originality and flexibility in design to ensure that the development is properly related to its site and to surrounding land uses. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.

**2.3.6 SPECIAL PURPOSE DISTRICTS**

Special districts have their own built character as well as their own operational and land use needs and therefore either do not readily assimilate into an established context or do not operate within the framework of permitted building types.

**A. Community (CD)**

The Community District is intended to provide for civic and institutional uses that do not readily assimilate into residential or commercial neighborhoods. The Community District is also intended to accommodate the active and recreational needs of residents and to promote recreational uses that are compatible with surrounding land uses.

**B. Conservation (CON)**

The Conservation District is intended to conserve undeveloped natural land while preventing the encroachment of incompatible land uses. The Conservation District is also intended to encourage and protect the conservation of undeveloped natural areas.

**C. Residential Conservation (RC)**

The Residential Conservation District is intended to provide for the opportunity for reduced lot size in trade for additional common open space. The district allows a variety of housing types depending on the context area.

**D. Residential Manufactured Home (R-MH)**

The R-MH District is intended to provide for manufactured, modular and mobile home housing opportunities in manufactured home parks. This district is intended to ensure a suitable living environment in manufactured home parks and to ensure the compatibility of such developments with adjacent property.

**E. Industrial Heavy (IH)**

The Industrial Heavy District is intended to accommodate high-impact manufacturing and industrial uses, including extractive and waste-related uses, that by their nature create a nuisance, and which are not properly associated with or are compatible with nearby residential or commercial neighborhoods.

## Sec. 2.4 Building Types

### 2.4.1 DEFINED

The following building types have been established to allow for detailed regulation of form based on the various context areas and zoning districts.



#### Single-Family House

A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides.

#### Side Yard House

A building type containing one principal dwelling unit typically located on a single lot with private yards on three sides. A side yard house is located on one side lot line, with the equivalent of the two side yards of a single-family house located on the other side. Also called a zero lot line house.

#### Attached House

A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Units can be located on separate floors, side by side, or back-to-back. Often call a duplex or twinhouse.

#### Row House

A building type with three or more attached dwelling units consolidated into a single structure. Each unit shares a common side wall or a common floor or ceiling. Units may be stacked vertically, however, no more than one unit is permitted above another unit. Each ground floor unit has its own external street facing entrance.





### Apartment House

A building type with three to six attached dwelling units consolidated into a single structure on a single lot. An apartment house is typically located on a single lot, and contains internal common walls. The building looks like a large single-family house with a single primary entrance. Dwelling units may be situated either wholly or partially over or under other dwelling units.

### Apartment

A building type containing three or more dwelling units consolidated into a single structure. An apartment contains internal common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance. Primary entrances are prominent and street facing.

### General

A building type intended for ground floor commercial uses with upper-story residential or offices uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.

### Single-Story Shopfront

A building type intended primarily for large format single-story retail. Storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing.



### Shopfront

A building type intended primarily for ground floor retail and upper-story residential or offices uses. Large store-front windows are provided to encourage interaction between the pedestrian and the ground story space. Each ground floor unit has a street facing entrance spaced at regular intervals along the street edge.

### Workshop

A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible building entrances should face the street. Ground floor transparency is limited due to the intensive nature of the work inside. May include bay doors for vehicles.

### Civic

A building type containing community or public uses that serve the surrounding community. Civic buildings are usually sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.

### Open Lot

An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open space lots may also be used to accommodate commercial surface parking lots.



## ARTICLE 3. NATURAL

## Sec. 3.1 Natural Context



### General Character

The natural context area consists of lands in a wilderness state, whether they have remained roughly unsettled or have reverted to this condition. These lands may be unsuitable for settlement due to topography, hydrology or vegetation. The context is a natural landscape with some agricultural use.

### Streets, Blocks and Access

Few roadways are present with the exception of limited access routes. There may be unpaved roads, dirt tracks and trails.

### Building Height, Placement and Coverage

There may be a few outlying single-family houses. For the most part, however, the context has few structures of any kind.

### Parking and Mobility

Parking is located only on private lots. Roadways are geared exclusively towards automobiles. However, the natural state of this context may enable trail hiking.

### Districts

The natural context allows the AG-40 District. Conservation is allowed as a special purpose district.



Sec. 3.2 Building Types

NATURAL

LARGE LOT RESIDENTIAL

Agriculture-40 (AG-40)



Single-Family House



Side Yard House



Attached House



Row House



Apartment House



Apartment



General



Single-Story Shopfront



Shopfront



Workshop



Civic



Open Lot

SPECIAL PURPOSE

Conservation (CON)

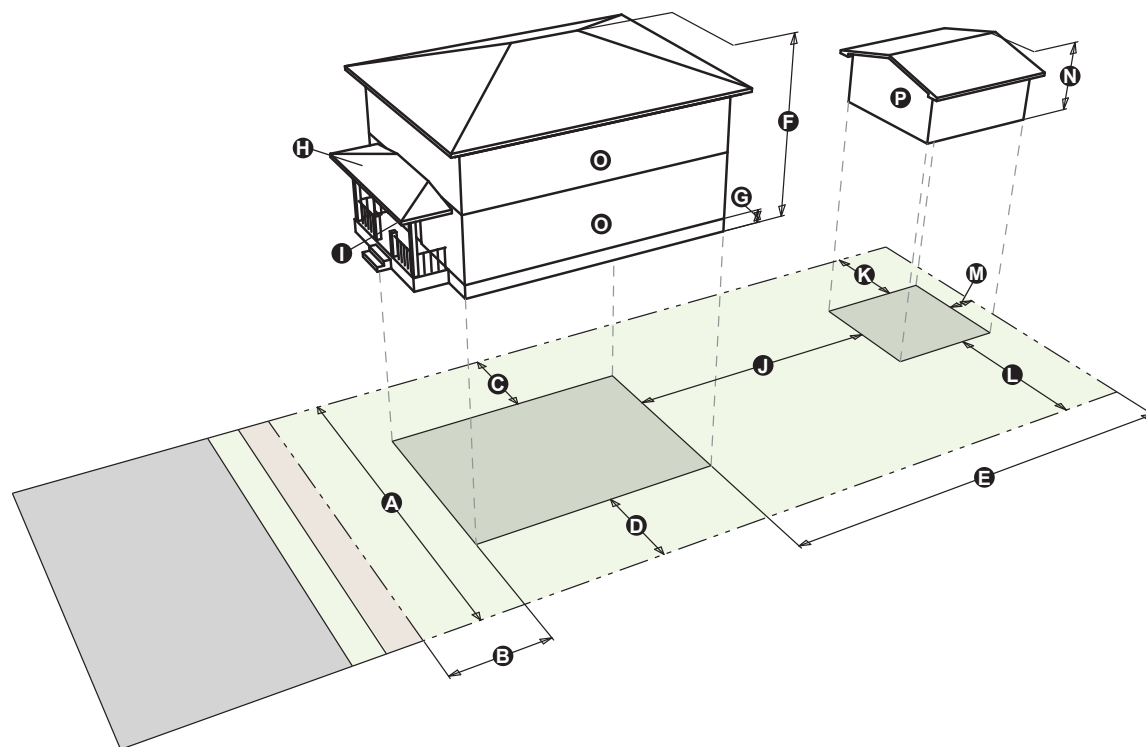
SEE ARTICLE 9

### 3.2.1 SINGLE-FAMILY HOUSE

A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides.

#### AG-40

LOT	
Area (min)	40 acres
<b>A</b> Width (min)	300 ft.
Building coverage (max)	5%
SETBACKS	
<b>B</b> Front (min)	60 ft.
<b>C</b> Side, interior (min)	30 ft.
<b>D</b> Side, street (min)	30 ft.
<b>E</b> Rear (min)	60 ft.
HEIGHT	
<b>F</b> Stories (max)	3
<b>F</b> Feet (max)	50 ft.
<b>G</b> Ground story elevation (min)	na
BUILDING FACADE	
<b>H</b> Front porch required	no
<b>I</b> Street facing entrance required	no
ACCESSORY STRUCTURE SETBACKS	
<b>J</b> Separation from primary structure (min)	10 ft.
<b>K</b> Side, interior (min)	25 ft.
<b>L</b> Side, street (min)	30 ft.
<b>M</b> Rear, abutting common lot line (min)	10 ft.
<b>M</b> Rear, abutting alley (min)	na
ACCESSORY STRUCTURE HEIGHT	
<b>N</b> Stories (max)	na
<b>N</b> Feet (max)	50 ft.
ALLOWED USE	
<b>O</b> All stories	Residential (see Sec. 3.4)
<b>P</b> Accessory structure	Accessory uses, accessory dwelling (see Sec. 3.4)



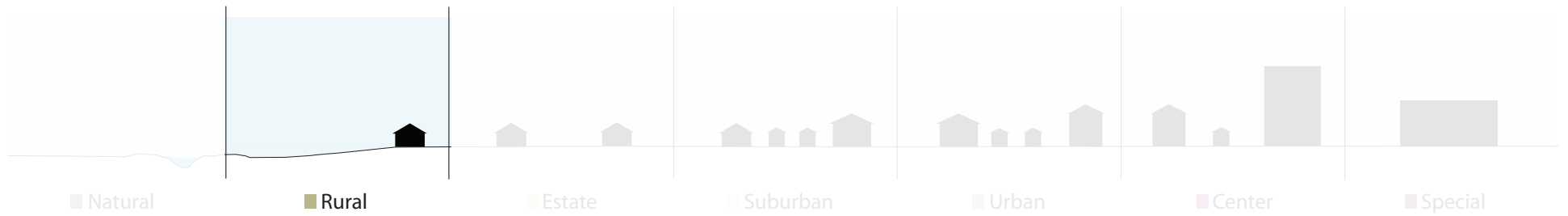
## Sec. 3.3 Streets and Blocks

See Article 11

## Sec. 3.4 Uses

		AG-40	CON	Use Standard
RESIDENTIAL	All household living, except as listed below:	■		
	Attached living			
	Multifamily dwelling			
	Upper-story residential			
	Live-work			
	Mobile home			
	Group living			
	Social service			
PUBLIC	Civic	□		
	Parks & open space	■	■	
	Minor utilities	■	■	
	Major utilities	□	□	
COMMERCE	Commercial parking			
	Day care	□		
	Indoor recreation			
	Medical			
	Office			
	All outdoor recreation, except as listed below:			
	Campground, travel trailer park, RV park	□	□	
	Horse stable, riding academy equestrian center	■	□	
	Overnight lodging			
	Passenger terminal			
	All personal service, except as listed below:			
	Animal care	■		
	Restaurant/Bar			
	All retail sales			
	Vehicle sales			
	Water-oriented		□	
FABRICATION	Light industrial			
	Light manufacturing			
	Research & development			
	Self-service storage			
	Vehicle service			
INDUSTRIAL	Heavy industrial			
	Warehouse & distribution			
	Waste-related service			
	Wholesale trade			
OPEN	Agriculture	■	■	
	Resource Extraction	□		





## ARTICLE 4. RURAL

## Sec. 4.1 Rural Context



### General Character

The rural context area consists of sparsely settled lands in open or cultivated states. Lots sizes are typically large. Typical buildings are farmhouses, agriculture-related structures, and camps. Limited retail activity is located in specifically designated centers. Except for specifically designated centers, there is no significant pedestrian or transit activity.

### Streets, Blocks and Access

Except in specifically designated centers, streets are relatively wide with no sidewalks. Blocks sizes are large and block shapes are irregular, framed by curvilinear streets, typically without alleys. Access is via driveways which typically feed directly onto main roads.

### Building Height, Placement and Coverage

Residential and commercial buildings are between 1-2 stories in height. Residences typically have extremely deep, landscaped front setbacks. Setbacks may vary considerably. Building coverage is minimal. Commercial and mixed use buildings located at specific centers are pedestrian-oriented with buildings pulled up to street. Building coverage is relatively high in these centers.

### Parking and Mobility

Parking is located only on private lots. Autos are the primary mode of transportation. Except for specifically designated centers, there is limited pedestrian, bike or bus service.

### Districts

The rural context allows for large lot single-family residential districts (AG-40, AG-20, AG-10). The context also allows for higher intensity development at designated commercial centers. The MX-2 and MS-2 districts are only intended for use only in these specifically designated centers. Special purpose districts include Community, Conservation, Residential Conservation, and Industrial Heavy.

# Sec. 4.2 Building Types

## RURAL

### LARGE LOT RESIDENTIAL

Agriculture-40 (AG-40)	■										■	■
Agriculture-20 (AG-20)	■										■	■
Agriculture-10 (AG-10)	■										■	■

### MIXED USE

Mixed Use-2 (MX-2)	■	■	■	■	■	■	■	■	■		■	■
Main Street-2 (MS-2)								■	■		■	■

### COMMERCIAL

Industrial Light (IL)							■			■	■	■
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### SPECIAL PURPOSE

Community (CD)												
Conservation (CON)												
Residential Conservation (RC)												
Industrial Heavy (IH)												

SEE ARTICLE 9



Single-Family House



Side Yard House



Attached House



Row House



Apartment House



Apartment



General



Single-Story Shopfront



Shopfront



Workshop



Civic

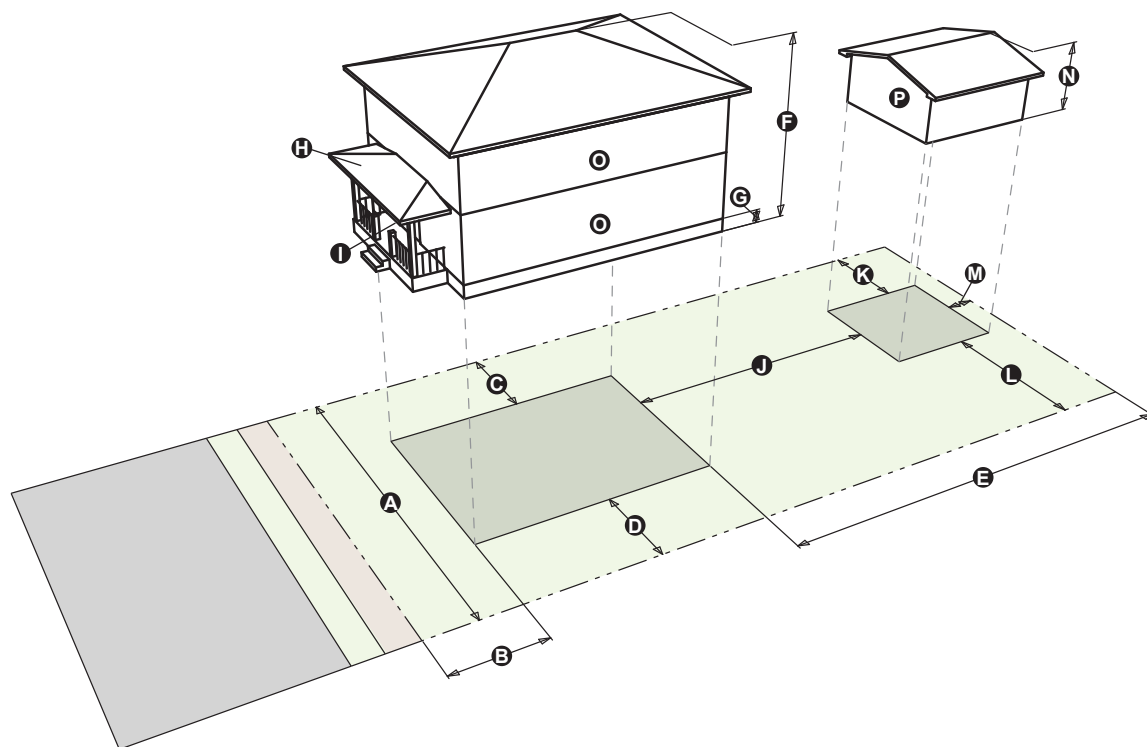


Open Lot

## 4.2.1 SINGLE-FAMILY HOUSE

A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides.

	AG-40	AG-20	AG-10	MX-2
<b>LOT</b>				
Area (min)	40 acres	20 acres	10 acres	6,000 ft <sup>2</sup>
<b>A</b> Width (min)	300 ft.	200 ft.	150 ft.	45 ft.
Building coverage (max)	5%	5%	10%	60%
<b>SETBACKS</b>				
<b>B</b> Front (min)	60 ft.	60 ft.	60 ft.	20 ft.
<b>C</b> Side, interior (min)	30 ft.	20 ft.	20 ft.	5 ft.
<b>D</b> Side, street (min)	30 ft.	30 ft.	30 ft.	10 ft.
<b>E</b> Rear (min)	60 ft.	60 ft.	60 ft.	20 ft.
<b>HEIGHT</b>				
<b>F</b> Stories (max)	3	3	3	2
<b>F</b> Feet (max)	50 ft.	50 ft.	50 ft.	40 ft.
<b>G</b> Ground story elevation (min)	na	na	na	18 in.
<b>BUILDING FACADE</b>				
<b>H</b> Front porch required	no	no	no	yes
<b>I</b> Street facing entrance required	no	no	no	yes
<b>ACCESSORY STRUCTURE SETBACKS</b>				
<b>J</b> Separation from primary structure (min)	10 ft.	10 ft.	10 ft.	10 ft.
<b>K</b> Side, interior (min)	25 ft.	25 ft.	25 ft.	5 ft.
<b>L</b> Side, street (min)	30 ft.	30 ft.	30 ft.	5 ft.
<b>M</b> Rear, abutting common lot line (min)	10 ft.	10 ft.	10 ft.	5 ft.
<b>M</b> Rear, abutting alley (min)	na	na	na	3 or 20+ ft.
<b>ACCESSORY STRUCTURE HEIGHT</b>				
<b>N</b> Stories (max)	na	na	na	2
<b>N</b> Feet (max)	50 ft.	50 ft.	50 ft.	30 ft.
<b>ALLOWED USE</b>				
<b>O</b> All stories	Residential (see Sec. 4.4)			
<b>P</b> Accessory structure	Accessory uses, accessory dwelling (see Sec. 4.4)			

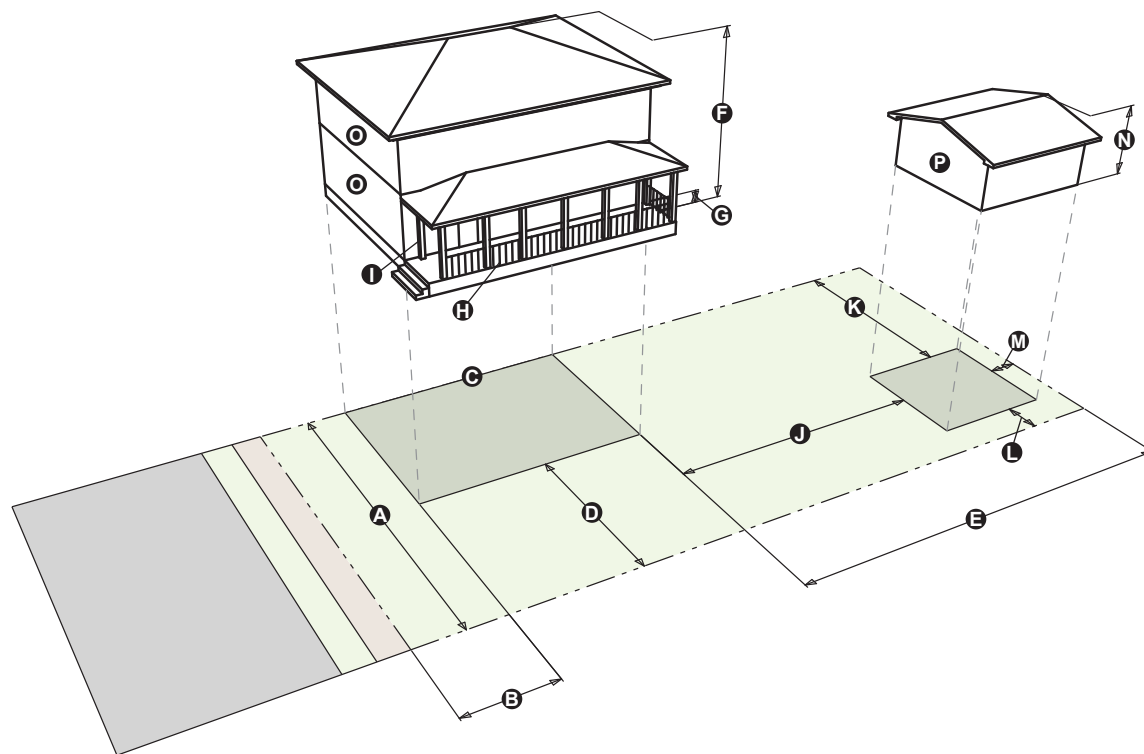


## 4.2.2 SIDE YARD HOUSE

A building type containing one principal dwelling unit typically located on a single lot with private yards on three sides. A side yard house has only a single yard comprising the equivalent of the two side yards of a single-family house.

### MX-2

LOT	
Area (min)	6,000 ft <sup>2</sup>
<b>A</b> Width (min)	45 ft.
Building coverage (max)	60%
SETBACKS	
<b>B</b> Front (min)	20 ft.
<b>C</b> Side, interior (min)	0 ft.
<b>D</b> Side, street, (min)	10 ft.
<b>D</b> Side, total (min)	10 ft.
<b>E</b> Rear (min)	20 ft.
HEIGHT	
<b>F</b> Stories (max)	2
<b>F</b> Feet (max)	40 ft.
<b>G</b> Ground story elevation (min)	18 in.
BUILDING FACADE	
<b>H</b> Side porch required	yes
<b>I</b> Street facing entrance required	yes
ACCESSORY STRUCTURE SETBACKS	
<b>J</b> Separation from primary structure (min)	10 ft.
<b>K</b> Side, interior (min)	0 ft.
<b>L</b> Side, street (min)	10 ft.
<b>L</b> Side, total (min)	10 ft.
<b>M</b> Rear, abutting common lot line (min)	5 ft.
<b>M</b> Rear, abutting alley (min)	3 or 20+ ft.
ACCESSORY STRUCTURE HEIGHT	
<b>N</b> Stories (max)	2
<b>N</b> Feet (max)	30 ft.
ALLOWED USE	
<b>O</b> All stories	Residential (see Sec. 4.4)
<b>P</b> Accessory structure	Accessory uses, accessory dwelling (see Sec. 4.4)



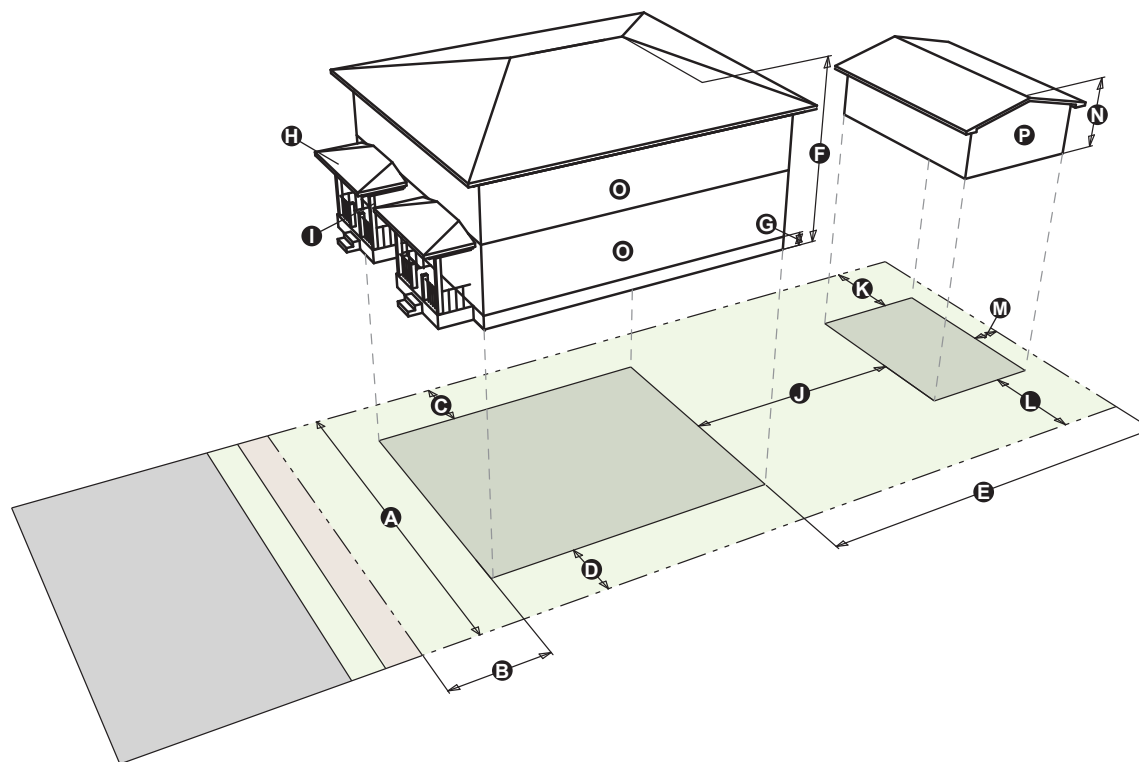


### 4.2.3 ATTACHED HOUSE

A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Units can be located on separate floors, side by side, or back-to-back.

#### MX-2

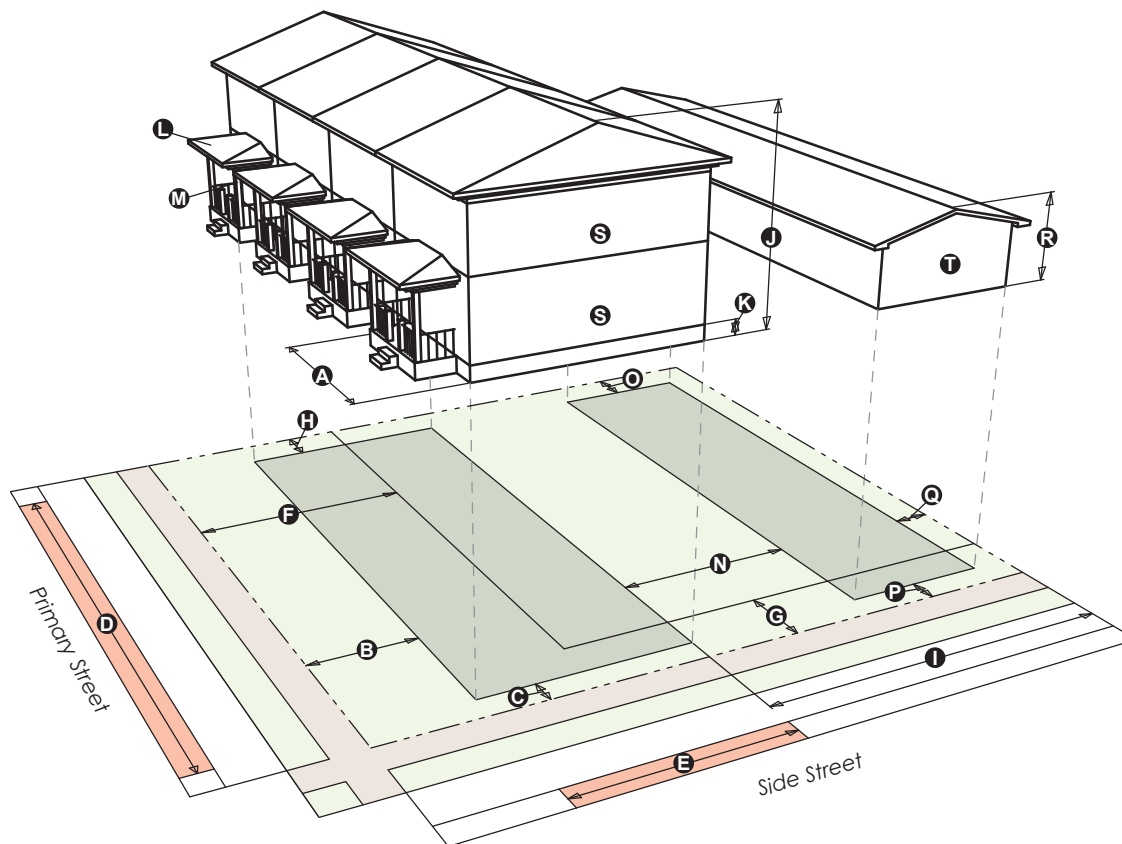
LOT	
Area (min)	10,000 ft <sup>2</sup>
<b>A</b> Width (min)	80 ft.
Building coverage (max)	60%
SETBACKS	
<b>B</b> Front (min)	20 ft.
<b>C</b> Side, interior (min)	5 ft.
<b>D</b> Side, street (min)	10 ft.
<b>E</b> Rear (min)	20 ft.
HEIGHT	
<b>F</b> Stories (max)	2
<b>F</b> Feet (max)	40 ft.
<b>G</b> Ground story elevation (min)	18 in.
BUILDING FACADE	
<b>H</b> Front porch required	yes
<b>I</b> Street facing entrance required	yes
ACCESSORY STRUCTURE	
<b>J</b> Separation from primary structure (min)	10 ft.
<b>K</b> Side, interior (min)	5 ft.
<b>L</b> Side, street (min)	10 ft.
<b>M</b> Rear, abutting common lot line (min)	5 ft.
<b>M</b> Rear, abutting alley (min)	3 or 20+ ft.
ACCESSORY STRUCTURE HEIGHT	
<b>N</b> Stories (max)	2
<b>N</b> Feet (max)	30 ft.
ALLOWED USE	
<b>O</b> All stories	Residential (see Sec. 4.4)
<b>P</b> Accessory structure	Accessory uses, accessory dwelling (see Sec. 4.4)



## 4.2.4 ROW HOUSE

A building type with three or more attached dwelling units consolidated into a single structure. Each unit shares a common side wall or a common floor or ceiling. Units may be stacked vertically, however, no more than one unit is permitted above another unit. Each ground floor unit has its own external street facing entrance.

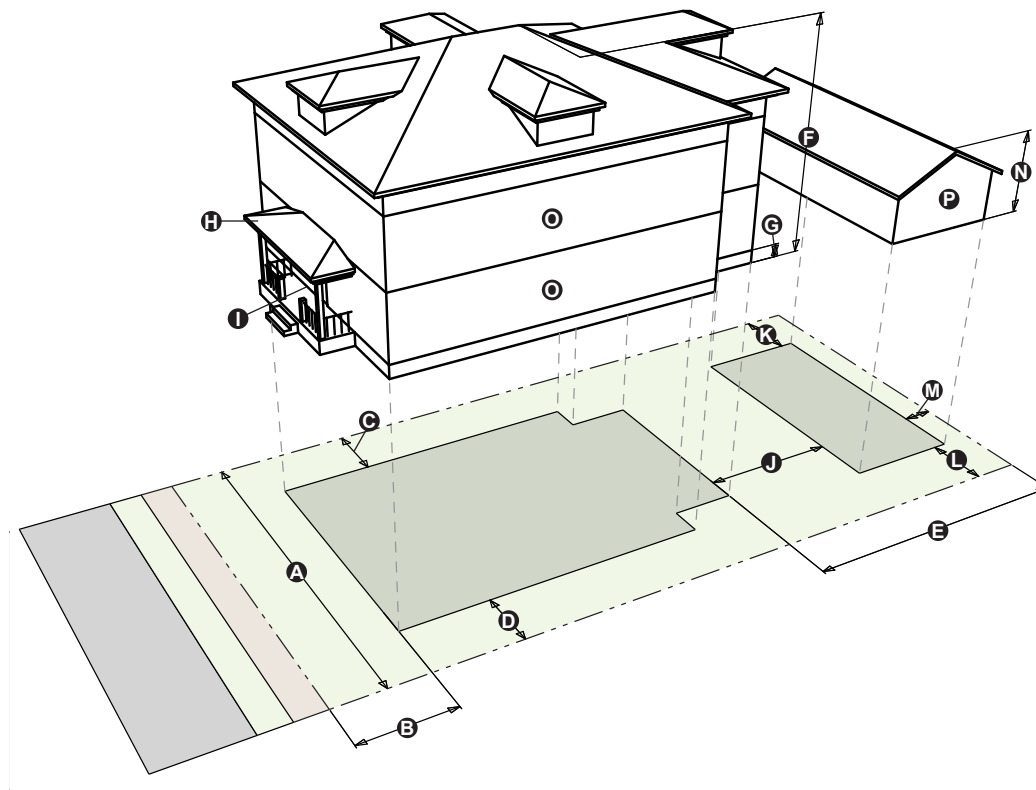
MX-2	
<b>LOT</b>	
Area (min)	1,400 ft <sup>2</sup>
<b>A</b> Unit width (min)	18 ft.
Building length (max)	150 ft.
Building coverage (max)	70%
<b>FRONT SETBACK AREA</b>	
<b>B</b> Primary street (min/max)	0/10 ft.
<b>C</b> Side street (min/max)	0/10 ft.
<b>REQUIRED STREET FAÇADE</b>	
<b>D</b> Primary street (min)	75%
<b>E</b> Side street (min)	35%
<b>PARKING SETBACK</b>	
<b>F</b> Primary street (min)	30 ft.
<b>G</b> Side street (min)	10 ft.
<b>SIDE/REAR SETBACKS</b>	
<b>H</b> Side, interior (min)	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.
<b>HEIGHT</b>	
<b>J</b> Stories (max)	2
<b>J</b> Feet (max)	40 ft.
<b>K</b> Ground story elevation (min)	18 in.
<b>BUILDING FAÇADE</b>	
<b>L</b> Front porch or stoop required	yes
<b>M</b> Street facing entrance required	yes
<b>ACCESSORY STRUCTURE SETBACKS</b>	
<b>N</b> Separation from primary structure (min)	10 ft.
<b>O</b> Side, interior (min)	5 ft.
<b>P</b> Side, street (min)	10 ft.
<b>Q</b> Rear (min)	3 or 20+ ft.
<b>ACCESSORY STRUCTURE HEIGHT</b>	
<b>R</b> Stories (max)	2
<b>R</b> Feet (max)	30 ft.
<b>ALLOWED USE</b>	
<b>S</b> All stories	Residential (see Sec. 4.4)
<b>T</b> Accessory structure	Accessory uses, accessory dwelling (see Sec. 4.4)



## 4.2.5 APARTMENT HOUSE

A building type with three to six attached dwelling units consolidated into a single structure on a single lot. A apartment house is typically located on a single lot, and contains common walls. The building looks like a large single-family house with a single primary entrance. Dwelling units may be situated either wholly or partially over or under other dwelling units.

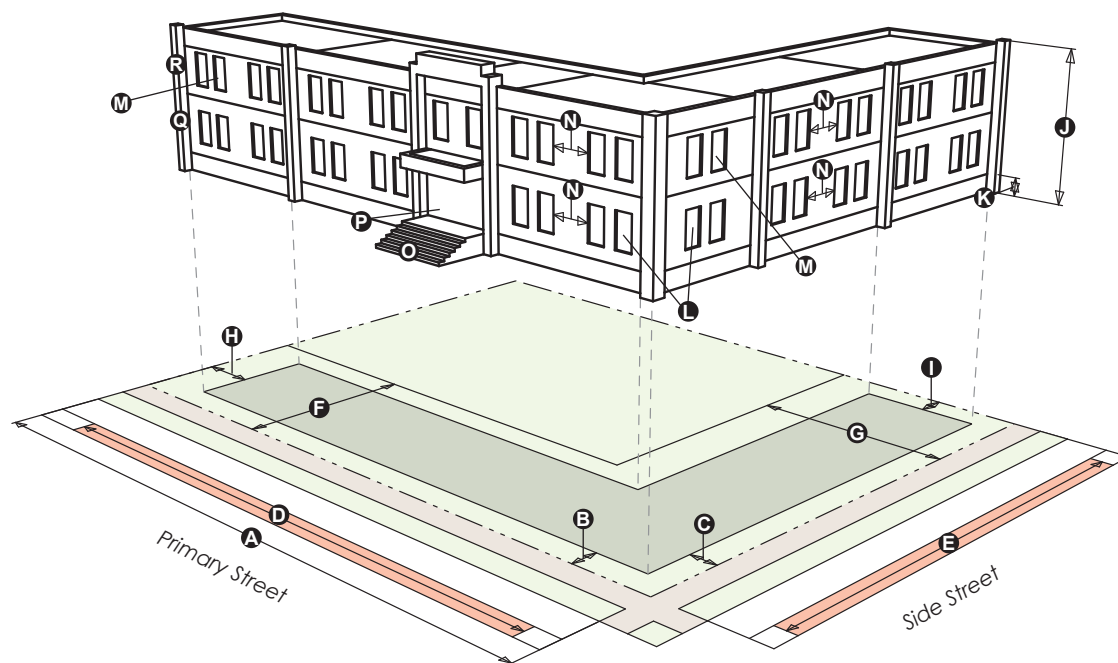
MX-2	
<b>LOT</b>	
3 to 4 units	
Area (min)	6,500 ft <sup>2</sup>
<b>A</b> Width (min)	65 ft.
5 to 6 units	
Area (min)	8,000 ft <sup>2</sup>
<b>A</b> Width (min)	80 ft.
Building coverage (max)	60%
<b>SETBACKS</b>	
<b>B</b> Front (min)	15 ft.
<b>C</b> Side, interior (min)	5 ft.
<b>D</b> Side, street (min)	10 ft.
<b>E</b> Rear (min)	15 ft.
<b>HEIGHT</b>	
<b>F</b> Stories (max)	2
<b>F</b> Feet (max)	40 ft.
<b>G</b> Ground story elevation (min)	18 in.
<b>BUILDING FACADE</b>	
<b>H</b> Front porch required	yes
<b>I</b> Street facing entrance required	yes
<b>ACCESSORY STRUCTURE SETBACKS</b>	
<b>J</b> Separation from primary structure (min)	10 ft.
<b>K</b> Side, interior (min)	5 ft.
<b>L</b> Side, street (min)	10 ft.
<b>M</b> Rear, abutting common lot line (min)	5 ft.
<b>M</b> Rear, abutting alley (min)	3 or 20+ ft.
<b>ACCESSORY STRUCTURE HEIGHT</b>	
<b>N</b> Stories (max)	1
<b>N</b> Feet (max)	18 ft.
<b>ALLOWED USE</b>	
<b>O</b> All stories	Residential (see Sec. 5.4)
<b>P</b> Accessory structure	Accessory uses (see Sec. 5.4)



## 4.2.6 APARTMENT

A building type containing three or more dwelling units consolidated into a single structure. An apartment contains common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.

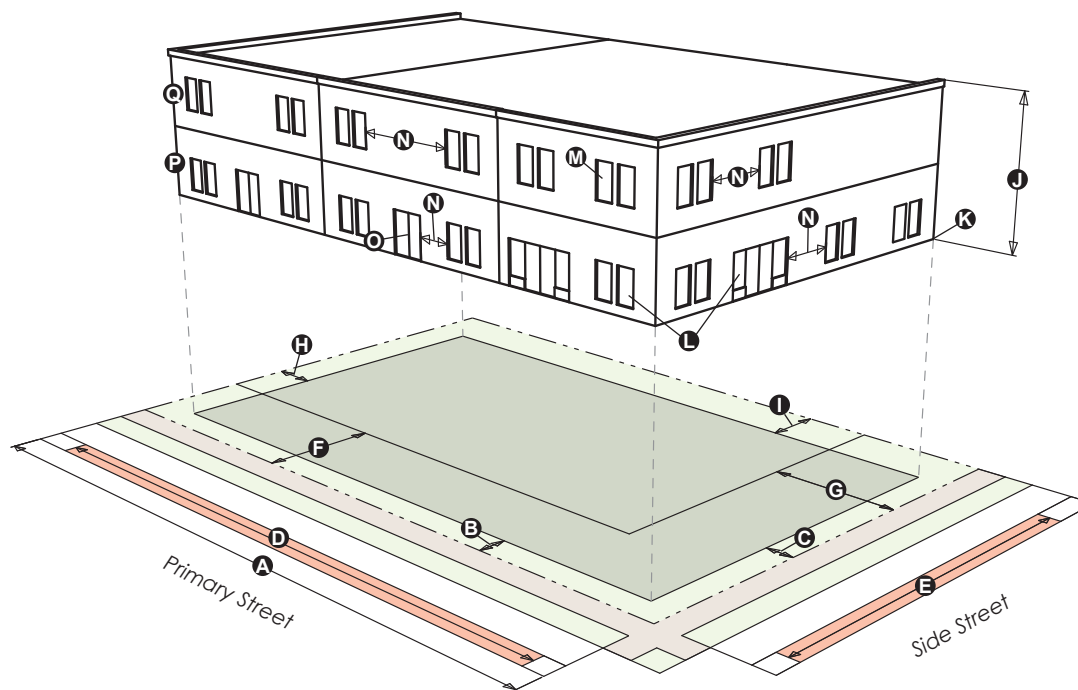
MX-2	
<b>LOT</b>	
Area (min)	6,500 ft <sup>2</sup>
<b>A</b> Width (min)	65 ft.
Building Length (max)	150 ft.
Building coverage (max)	70%
<b>FRONT SETBACK AREA</b>	
<b>B</b> Primary street (min/max)	0/10 ft.
<b>C</b> Side street (min/max)	0/10 ft.
<b>REQUIRED STREET FAÇADE</b>	
<b>D</b> Primary street (min)	75%
<b>E</b> Side street (min)	35%
<b>PARKING SETBACK</b>	
<b>F</b> Primary street (min)	30 ft.
<b>G</b> Side street (min)	10 ft.
<b>SIDE/REAR SETBACKS</b>	
<b>H</b> Side, interior (min)	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.
<b>HEIGHT</b>	
<b>J</b> Stories (max)	2
<b>J</b> Feet (max)	40 ft.
<b>K</b> Ground story elevation (min)	18 in.
<b>BUILDING FAÇADE</b>	
<b>L</b> Ground story transparency (min)	20%
<b>M</b> Upper story transparency (min)	20%
<b>N</b> Blank wall area (max)	30 ft.
<b>O</b> Front porch or stoop required	yes
<b>P</b> Street facing entrance required	yes
<b>ALLOWED USE</b>	
<b>Q</b> Ground story	Residential, Limited Retail (see Sec. 4.4)
<b>Q</b> Upper Story	Residential (see Sec. 4.4)



## 4.2.7 GENERAL

A building type intended for ground floor commercial uses with upper-story residential or offices uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.

MX-2, IL	
<b>LOT</b>	
Area (min)	6,500 ft <sup>2</sup>
<b>A</b> Width (min)	65 ft.
Building Length (max) MX-2	150 ft.
Building coverage (max)	70%
<b>FRONT SETBACK AREA</b>	
<b>B</b> Primary street (min/max)	0/10 ft.
<b>C</b> Side street (min/max)	0/10 ft.
<b>REQUIRED STREET FAÇADE</b>	
<b>D</b> Primary street (min)	75%
<b>E</b> Side street (min)	35%
<b>PARKING SETBACK</b>	
<b>F</b> Primary street (min)	30 ft.
<b>G</b> Side street (min)	10 ft.
<b>SIDE/REAR SETBACKS</b>	
<b>H</b> Side, interior (min)	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.
<b>HEIGHT</b>	
<b>J</b> Stories (max)	2
<b>J</b> Feet (max)	40 ft.
<b>K</b> Ground story elevation (min)	0 in.
<b>BUILDING FAÇADE</b>	
<b>L</b> Ground story transparency (min)	40%
<b>M</b> Upper story transparency (min)	20%
<b>N</b> Blank wall area (max)	30 ft.
<b>O</b> Street facing entrance required	yes
<b>ALLOWED USE</b>	
<b>P</b> Ground story	Civic, Commerce, Light Industrial (see Sec. 4.4)
<b>Q</b> Upper story	Civic, Residential, Commerce, Light Industrial (see Sec. 4.4)

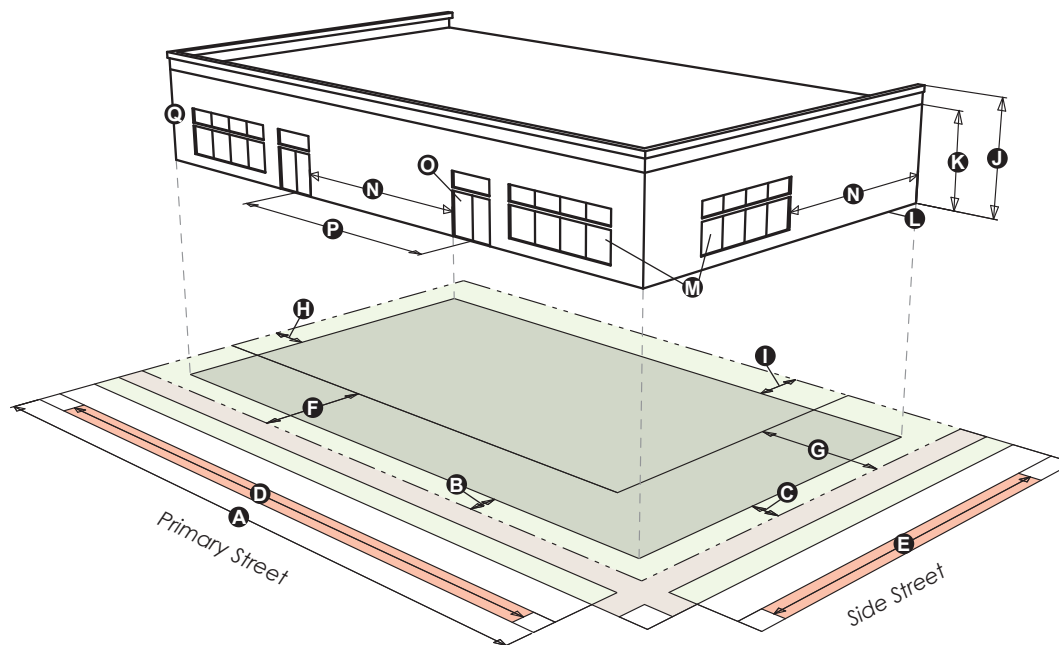




## 4.2.8 SINGLE STORY SHOPFRONT

A building type intended primarily for large format single-story retail. Storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing.

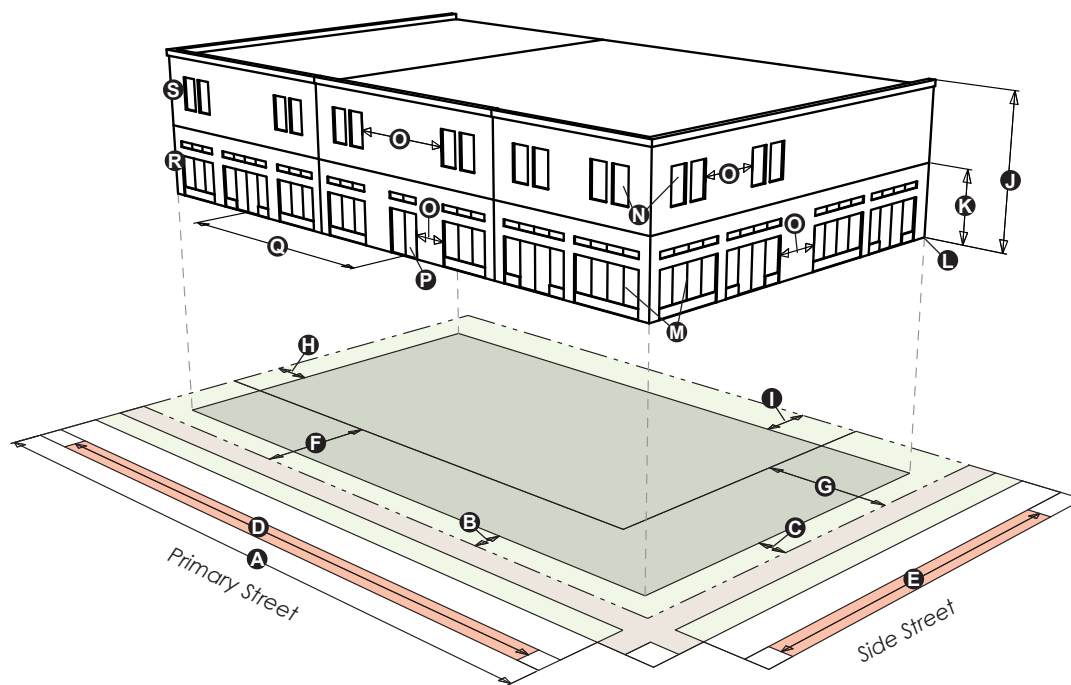
	MX-2	MS-2
<b>LOT</b>		
Area (min)	6,500 ft <sup>2</sup>	5,000 ft <sup>2</sup>
<b>A</b> Width (min)	65 ft.	50 ft.
Building length (max)	na	150 ft.
Building coverage (max)	70%	80%
<b>FRONT SETBACK AREA</b>		
<b>B</b> Primary street (min/max)	0/10 ft.	0/5 ft.
<b>C</b> Side street (min/max)	0/10 ft.	0/5 ft.
<b>REQUIRED STREET FAÇADE</b>		
<b>D</b> Primary street (min)	75%	85%
<b>E</b> Side street (min)	35%	40%
<b>PARKING SETBACK</b>		
<b>F</b> Primary street (min)	30 ft.	30 ft.
<b>G</b> Side street (min)	10 ft.	5 ft.
<b>SIDE/REAR SETBACKS</b>		
<b>H</b> Side, interior (min)	5 ft.	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.	3 or 20+ ft.
<b>HEIGHT</b>		
<b>J</b> Stories (max)	1	1
<b>K</b> Feet (max)	30 ft.	30 ft.
<b>L</b> Ground story height (min)	15 ft.	15 ft.
<b>M</b> Ground story elevation (min)	0 in.	0 in.
<b>BUILDING FAÇADE</b>		
<b>N</b> Ground story transparency (min)	35%	65%
<b>O</b> Blank wall area (max)	50 ft.	20 ft.
<b>P</b> Street facing entrance required	yes	yes
<b>Q</b> Street entrance spacing (min)	na	50 ft.
<b>ALLOWED USE</b>		
<b>R</b> Ground story	Civic, Commerce (see Sec. 4.4)	



## 4.2.9 SHOPFRONT

A building type intended primarily for ground floor retail and upper-story residential or offices uses. Large storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Each ground floor unit has a street facing entrance spaced at regular intervals along the street edge.

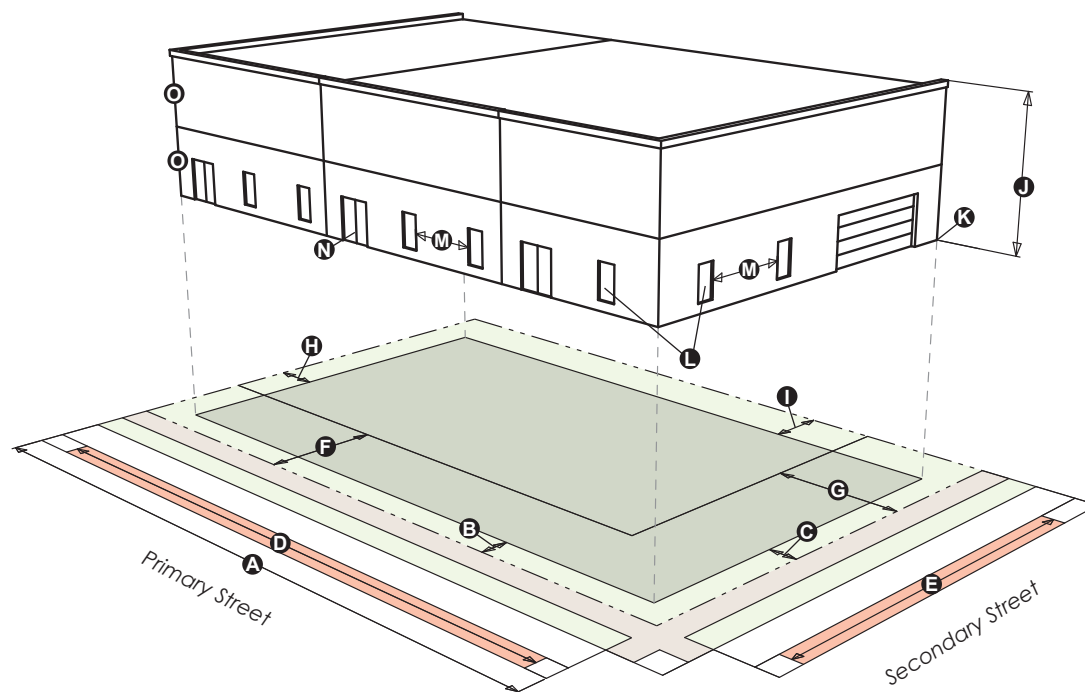
	MX-2	MS-2
<b>LOT</b>		
Area (min)	6,500 ft <sup>2</sup>	5,000 ft <sup>2</sup>
<b>A</b> Width (min)	65 ft.	50 ft.
Building length (max)	150 ft.	150 ft.
Building coverage (max)	70%	80%
<b>FRONT SETBACK AREA</b>		
<b>B</b> Primary street (min/max)	0/10 ft.	0/5 ft.
<b>C</b> Side street (min/max)	0/10 ft.	0/5 ft.
<b>REQUIRED STREET FAÇADE</b>		
<b>D</b> Primary street (min)	75%	85%
<b>E</b> Side street (min)	35%	40%
<b>PARKING SETBACK</b>		
<b>F</b> Primary street (min)	30 ft.	30 ft.
<b>G</b> Side street (min)	10 ft.	5 ft.
<b>SIDE/REAR SETBACKS</b>		
<b>H</b> Side, interior (min)	5 ft.	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.	3 or 20+ ft.
<b>HEIGHT</b>		
<b>J</b> Stories (max)	2	2
<b>K</b> Feet (max)	40 ft.	40 ft.
<b>L</b> Ground story height (min)	15 ft.	15 ft.
<b>M</b> Ground story elevation (min)	0 in.	0 in.
<b>BUILDING FAÇADE</b>		
<b>N</b> Ground story transparency (min)	60%	65%
<b>O</b> Upper story transparency (min)	20 %	20%
<b>P</b> Blank wall area (max)	30 ft.	20 ft.
<b>Q</b> Street facing entrance required	yes	yes
<b>R</b> Street entrance spacing	na	50 ft.
<b>ALLOWED USE</b>		
<b>S</b> Ground story	Civic, Commerce (see Sec. 4.4)	
<b>S</b> Upper story	Civic, Residential, Commerce (see Sec. 4.4)	



## 4.2.10 WORKSHOP

A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible building entrances should face the street. Ground floor transparency is limited due the intensive nature of the work inside. May include bay doors for vehicles.

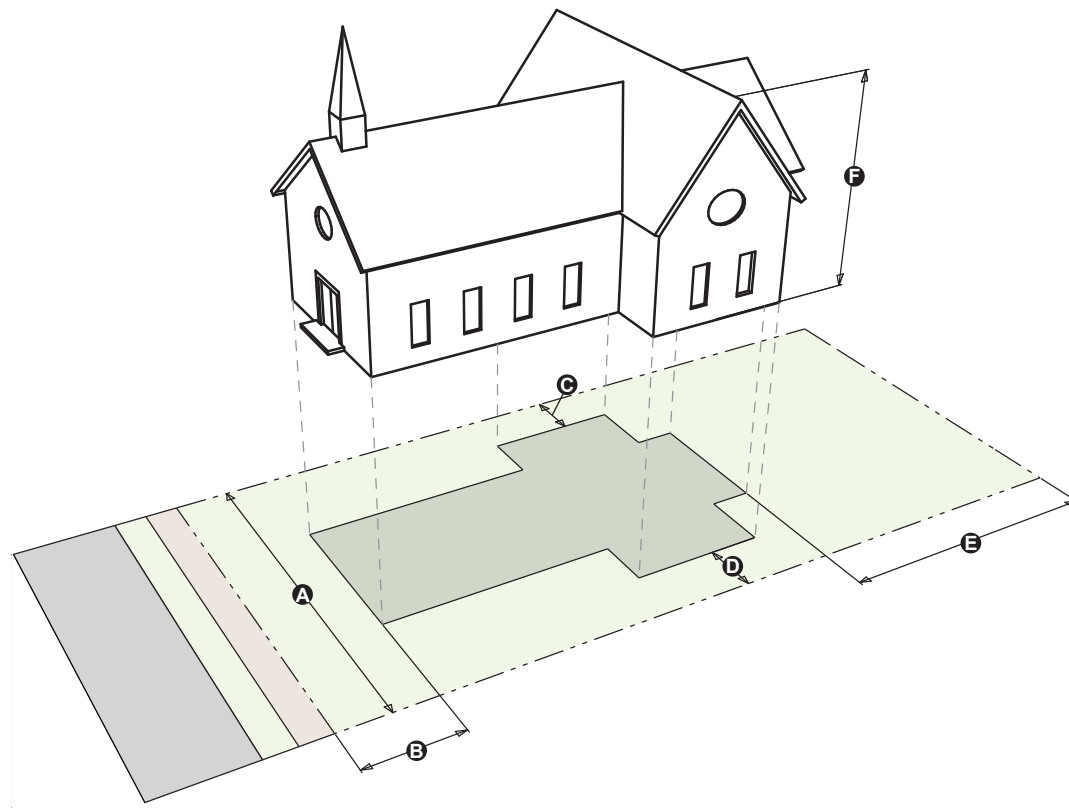
IL	
<b>LOT</b>	
Area (min)	10,000
<b>A</b> Width (min)	65 ft.
Building coverage (max)	50%
<b>FRONT SETBACK AREA</b>	
<b>B</b> Primary street (min/max)	0/30 ft.
<b>C</b> Side street (min/max)	0/30 ft.
<b>REQUIRED STREET FAÇADE</b>	
<b>D</b> Primary street (min)	75%
<b>E</b> Side street (min)	35%
<b>PARKING SETBACK</b>	
<b>F</b> Primary street (min)	30 ft.
<b>G</b> Side street (min)	5 ft.
<b>SIDE/REAR SETBACKS</b>	
<b>H</b> Side, interior (min)	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.
<b>HEIGHT</b>	
<b>J</b> Stories (max)	2
<b>J</b> Feet (max)	40 ft.
<b>K</b> Ground story elevation (min)	0 in.
<b>BUILDING FAÇADE</b>	
<b>L</b> Ground story transparency (min)	30%
<b>M</b> Ground story blank wall area (max)	50 ft.
<b>N</b> Street facing entrance required	yes
<b>ALLOWED USE</b>	
<b>O</b> All stories	Civic, Light Industrial (see Sec. 4.4)



### 4.2.11 CIVIC

A building type containing community or public uses that serve the surrounding community. Civic buildings are usually sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.

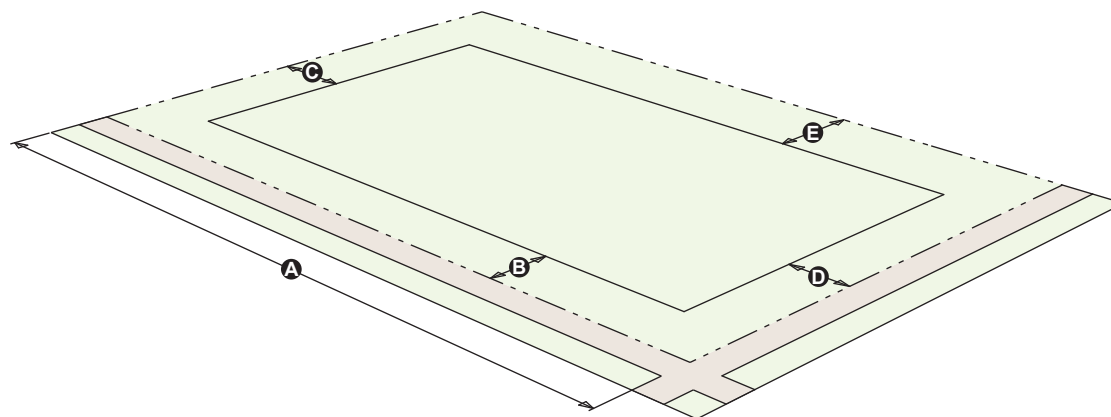
	AG-40, AG-20, AG-10, IL	MX-2, MS-2
<b>LOT</b>		
Area (min)	20,000 ft <sup>2</sup>	6,500 ft <sup>2</sup>
<b>A</b> Width (min)	100 ft.	65 ft.
Building coverage (max)	40%	65%
<b>SETBACKS</b>		
<b>B</b> Front (min)	30 ft.	15 ft.
<b>C</b> Side, interior (min)	10 ft.	5 ft.
<b>D</b> Side, street (min)	20 ft.	10 ft.
<b>E</b> Rear (min)	20 ft.	15 ft.
<b>HEIGHT</b>		
<b>F</b> Stories (max)	3	2
<b>F</b> Feet (max)	60 ft.	50 ft.
<b>ALLOWED USE</b>		
All stories	Civic only (see Sec. 4.4)	



## 4.2.12 OPEN LOT

An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space.

All Districts	
<b>LOT</b>	
Area (min)	2,000 ft <sup>2</sup>
<b>A</b> Width (min)	20 ft.
Building coverage (max)	5%
<b>SETBACKS</b>	
<b>B</b> Front (min)	10 ft.
<b>C</b> Side, interior (min)	10 ft.
<b>D</b> Side, street (min)	10 ft.
<b>E</b> Rear (min)	10 ft.
<b>HEIGHT</b>	
Feet (max)	35 ft.
<b>ALLOWED USE</b>	
Park, Open Space, Utilities (see Sec. 4.4)	



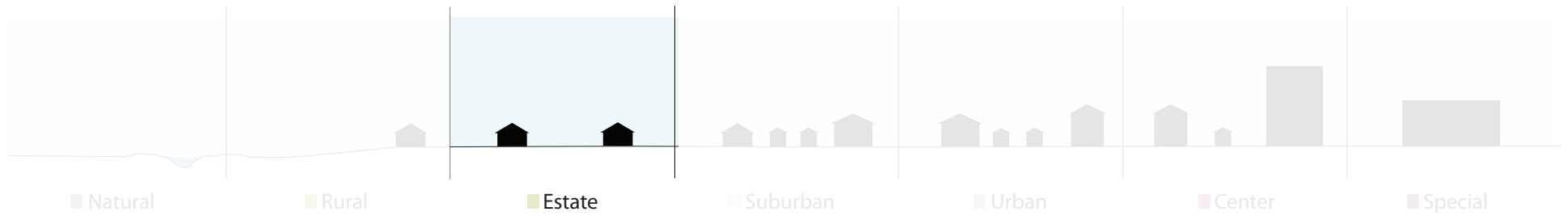
## Sec. 4.3 Streets and Blocks

See Article 11



## Sec. 4.4 Uses

		AG-40	AG-20	AG-10	RMX-2	MX-2	MS-2	IL	CD	CON	RC	IH	Use Standard
RESIDENTIAL	All household living, except as listed below:	■	■	■							■		
	Attached living				■	■							
	Multifamily dwelling				■	■							
	Upper-story residential				■	■	■	■					
	Live-work				■	■	■	■					
	Mobile home												
	Group living				■	■	■	□			□		
	Social service					□		□					
PUBLIC	Civic	□	□	□	□	■	□	□	■		□		
	Parks & open space	■	■	■	■	■	■	■	■	■	■	■	
	Minor utilities	■	■	■	■	■	■	■	■	■	■	■	
	Major utilities	□	□	□	□	□	□	□	□	□	□	■	
COMMERCE	Commercial parking				□	□	□	□				■	
	Day care	□	□	□	■	■	■	■			□		
	Indoor recreation				□	■	■	■					
	Medical				■	■	■	■					
	Office				■	■	■	■					
	All outdoor recreation, except as listed below:							□					
	Campground, travel trailer park, RV park	□	□	□				□		□			
	Horse stable, riding academy equestrian center	■	■	■		□		□		□			
	Overnight lodging				■	■	■	■					
	Passenger terminal				□	■	□	■					
	All personal service, except as listed below:				■	■	■						
	Animal care	■	■	■	■	■	■						
	Restaurant/Bar				■	■	■						
	All retail sales				■	■	■						
	Vehicle sales				■	■	■						
	Water-oriented							■		□		■	
FABRICATION	Light industrial					■		■				■	
	Light manufacturing					■		■				■	
	Research & development					■		■				■	
	Self-service storage					■		■				■	
	Vehicle service				□	■	□	■				■	
INDUSTRIAL	Heavy industrial											■	
	Warehouse & distribution							□				■	
	Waste-related service							□				■	
	Wholesale trade							□				■	
OPEN	Agriculture	■	■	■						■			
	Resource Extraction	□	□	□								■	



## ARTICLE 5. ESTATE

## Sec. 5.1 Estate Context



### General Character

The estate context area consists of large lot single-family detached housing. Lot sizes allow for a considerable amount of natural vegetation. Limited retail activity is located in specifically designated centers. Some degree of agricultural activity may also be present. Except in designated centers, there is little or no pedestrian or transit activity.

### Streets, Blocks and Access

Except in designated centers, streets are curvilinear and relatively wide with no sidewalks. Block sizes are large to accommodate large lot development and block shapes are irregular to accommodate natural features. Residential access is typically via driveways which connect to the street.

### Building Height, Placement and Coverage

Residential and commercial buildings are between 1-2 stories in height. Residential buildings have deep front setbacks and building coverage is relatively low. Commercial and mixed use buildings located at specific centers are pedestrian-oriented with buildings pulled up to street. Building coverage is relatively high in these centers.

### Parking and Mobility

Parking is located only on private lots. Autos are the primary mode of transportation. Except in designated centers, there is limited pedestrian, bike or bus service.

### Districts

The estate context allows for large lot single-family residential districts (RE-5, RE-2). The context also allows for higher intensity development at designated commercial centers. The MX-2 and MS-2 districts are only intended for use only in these specifically designated centers. Special purpose districts include Community, Conservation, and Residential Conservation.

# Sec. 5.2 Building Types

## ESTATE

### LARGE LOT RESIDENTIAL

Residential Estate-5 (RE-5)	■										■	■
Residential Estate-2 (RE-2)	■										■	■

### MIXED USE

Mixed Use-2 (MX-2)	■	■	■	■	■	■	■	■	■	■	■	■
Main Street-2 (MS-2)								■	■		■	■

### SPECIAL PURPOSE

Community (CD)												
Conservation (CON)												
Residential Conservation (RC)												

SEE ARTICLE 9



Single-Family House



Side Yard House



Attached House



Row House



Apartment House



Apartment



General



Single-Story Shopfront



Shopfront



Workshop



Civic

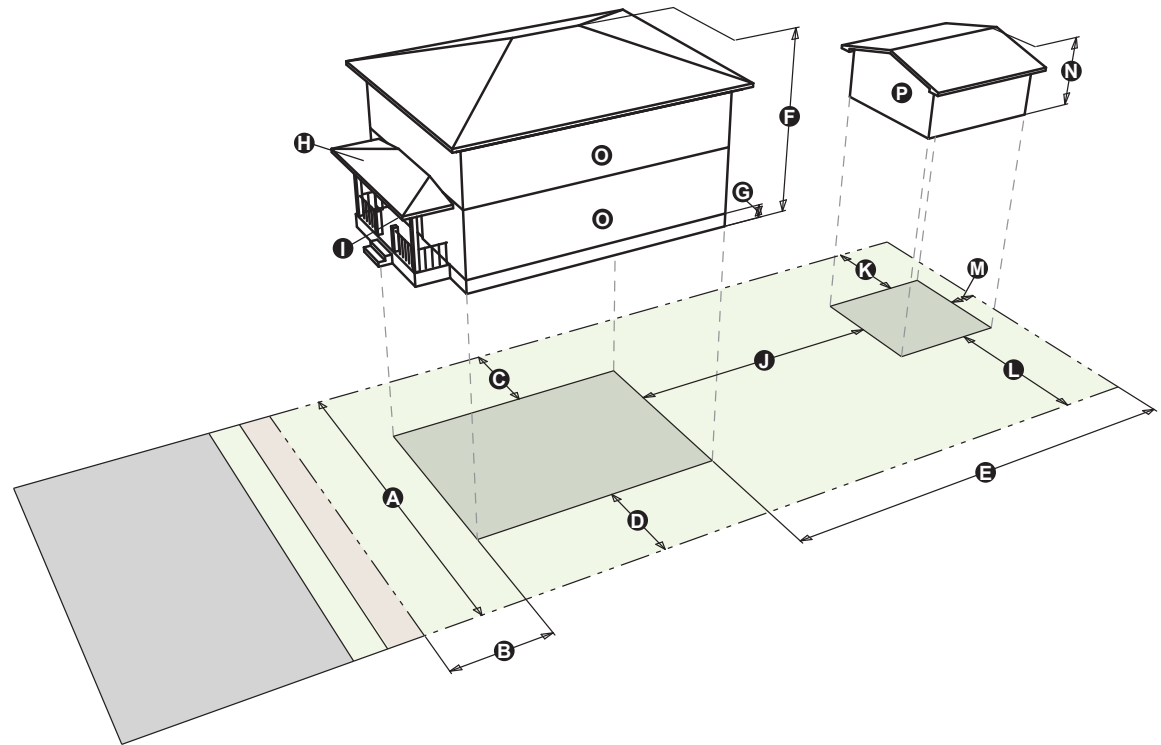


Open Lot

## 5.2.1 SINGLE-FAMILY HOUSE

A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides.

	RE-5	RE-2	MX-2
<b>LOT</b>			
Area (min)	5 acres	2 acres	6,000 ft <sup>2</sup>
<b>A</b> Width (min)	120 ft.	100 ft.	45 ft.
Building coverage (max)	15%	20%	60%
<b>SETBACKS</b>			
<b>B</b> Front (min)	60 ft.	60 ft.	20 ft.
<b>C</b> Side, interior (min)	30 ft.	20 ft.	5 ft.
<b>D</b> Side, street (min)	30 ft.	30 ft.	10 ft.
<b>E</b> Rear (min)	60 ft.	60 ft.	20 ft.
<b>HEIGHT</b>			
<b>F</b> Stories (max)	3	3	2
<b>F</b> Feet (max)	50 ft.	50 ft.	40 ft.
<b>G</b> Ground story elevation (min)	na	na	18 in.
<b>BUILDING FACADE</b>			
<b>H</b> Front porch required	no	no	yes
<b>I</b> Street facing entrance required	no	no	yes
<b>ACCESSORY STRUCTURE SETBACKS</b>			
<b>J</b> Separation from primary structure (min)	10 ft.	10 ft.	10 ft.
<b>K</b> Side, interior (min)	25 ft.	20 ft.	5 ft.
<b>L</b> Side, street (min)	30 ft.	30 ft.	5 ft.
<b>M</b> Rear, abutting common lot line (min)	10 ft.	10 ft.	5 ft.
<b>M</b> Rear, abutting alley (min)	na	na	3 or 20+ ft.
<b>ACCESSORY STRUCTURE HEIGHT</b>			
<b>N</b> Stories (max)	na	na	2
<b>N</b> Feet (max)	50 ft.	50 ft.	30 ft.
<b>ALLOWED USE</b>			
<b>O</b> All stories	Residential (see Sec. 5.4)		
<b>P</b> Accessory structure	Accessory uses, accessory dwelling (see Sec. 5.4)		

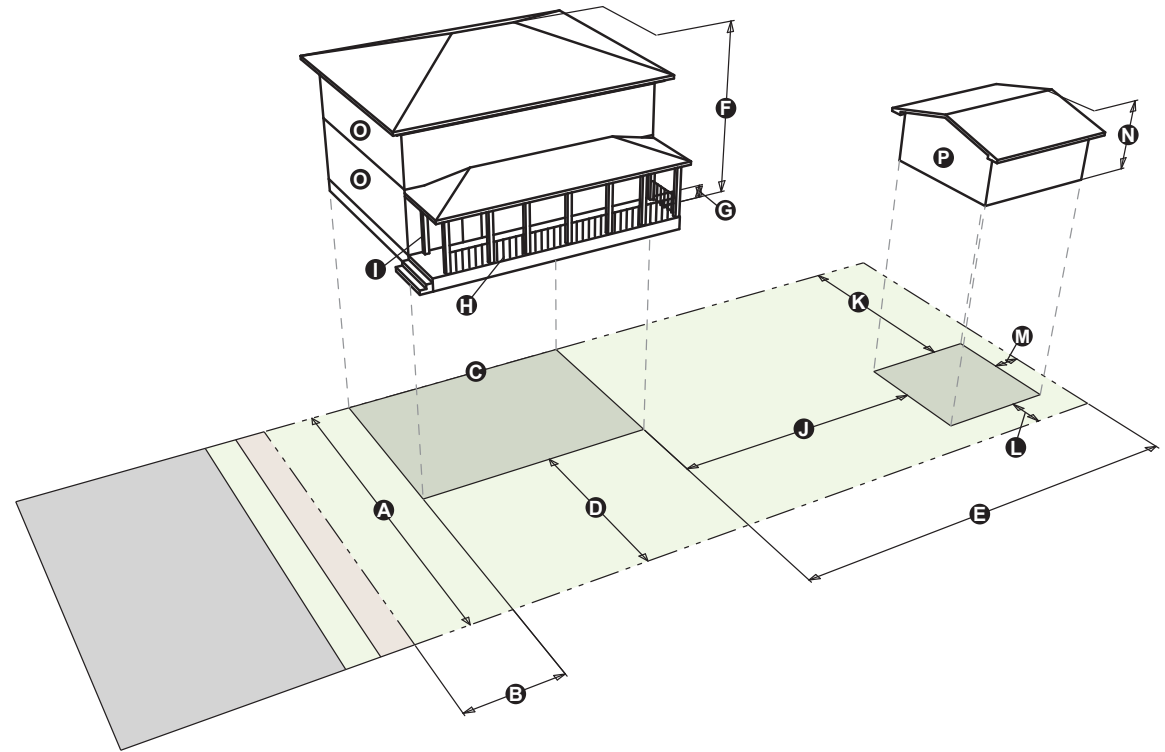


## 5.2.2 SIDE YARD HOUSE

A building type containing one principal dwelling unit typically located on a single lot with private yards on three sides. A side yard house has only a single yard comprising the equivalent of the two side yards of a single-family house.

### MX-2

LOT	
Area (min)	6,000 ft <sup>2</sup>
<b>A</b> Width (min)	45 ft.
Building coverage (max)	60%
SETBACKS	
<b>B</b> Front (min)	20 ft.
<b>C</b> Side, interior (min)	0 ft.
<b>D</b> Side, street, (min)	10 ft.
<b>D</b> Side, total (min)	10 ft.
<b>E</b> Rear (min)	20 ft.
HEIGHT	
<b>F</b> Stories (max)	2
<b>F</b> Feet (max)	40 ft.
<b>G</b> Ground story elevation (min)	18 in.
BUILDING FACADE	
<b>H</b> Side porch required	yes
<b>I</b> Street facing entrance required	yes
ACCESSORY STRUCTURE SETBACKS	
<b>J</b> Separation from primary structure (min)	10 ft.
<b>K</b> Side, interior (min)	0 ft.
<b>L</b> Side, street (min)	10 ft.
<b>L</b> Side, total (min)	10 ft.
<b>M</b> Rear, abutting common lot line (min)	5 ft.
<b>M</b> Rear, abutting alley (min)	3 or 20+ ft.
ACCESSORY STRUCTURE HEIGHT	
<b>N</b> Stories (max)	2
<b>N</b> Feet (max)	30 ft.
ALLOWED USE	
<b>O</b> All stories	Residential (see Sec. 5.4)
<b>P</b> Accessory structure	Accessory uses, accessory dwelling (see Sec. 5.4)



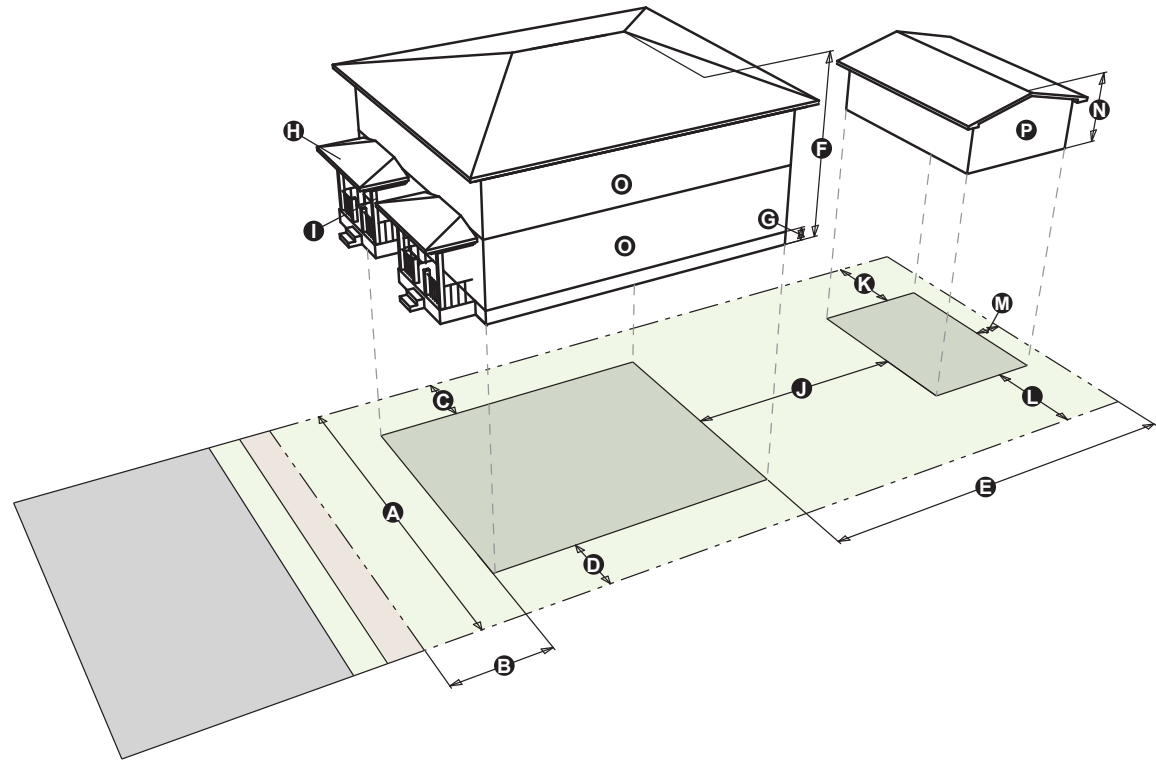


### 5.2.3 ATTACHED HOUSE

A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Units can be located on separate floors, side by side, or back-to-back.

#### MX-2

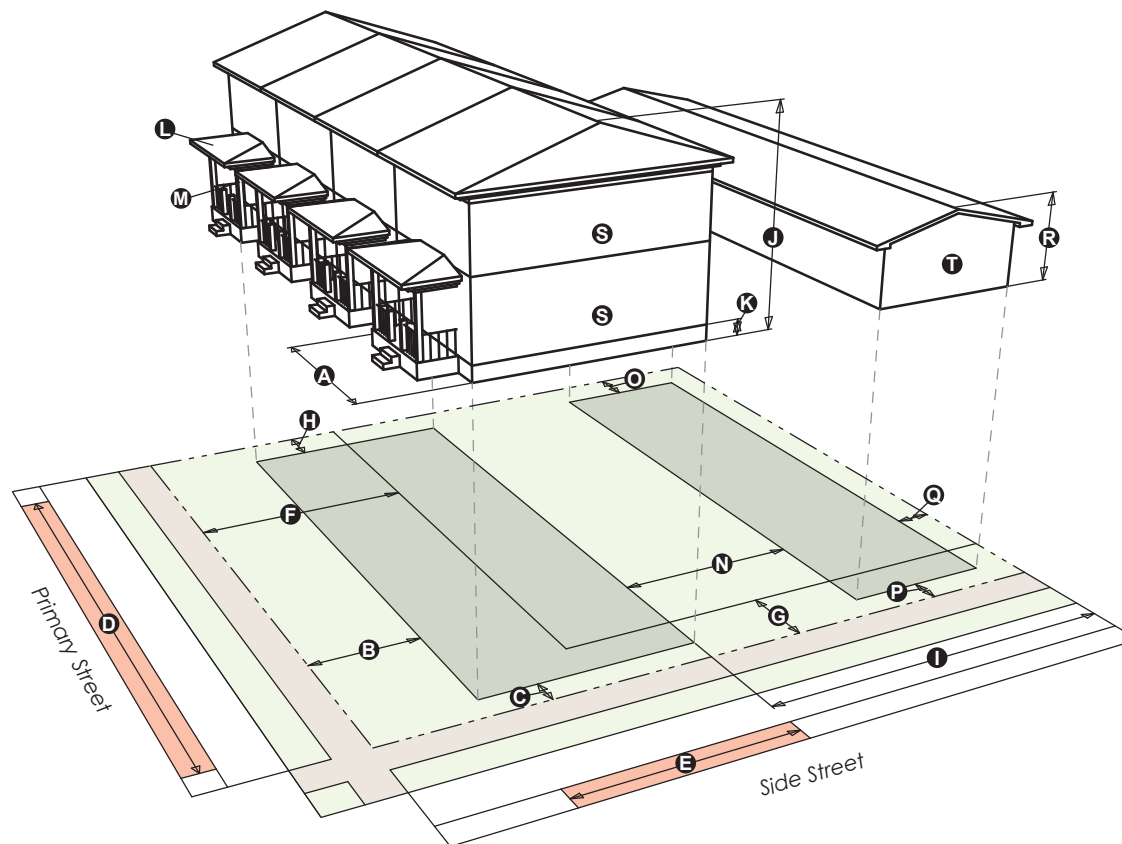
LOT	
Area (min)	10,000 ft <sup>2</sup>
<b>A</b> Width (min)	80 ft.
Building coverage (max)	60%
SETBACKS	
<b>B</b> Front (min)	20 ft.
<b>C</b> Side, interior (min)	5 ft.
<b>D</b> Side, street (min)	10 ft.
<b>E</b> Rear (min)	20 ft.
HEIGHT	
<b>F</b> Stories (max)	2
<b>F</b> Feet (max)	40 ft.
<b>G</b> Ground story elevation (min)	18 in.
BUILDING FACADE	
<b>H</b> Front porch required	yes
<b>I</b> Street facing entrance required	yes
ACCESSORY STRUCTURE	
<b>J</b> Separation from primary structure (min)	10 ft.
<b>K</b> Side, interior (min)	5 ft.
<b>L</b> Side, street (min)	10 ft.
<b>M</b> Rear, abutting common lot line (min)	5 ft.
<b>M</b> Rear, abutting alley (min)	3 or 20+ ft.
ACCESSORY STRUCTURE HEIGHT	
<b>N</b> Stories (max)	2
<b>N</b> Feet (max)	30 ft.
ALLOWED USE	
<b>O</b> All stories	Residential (see Sec. 5.4)
<b>P</b> Accessory structure	Accessory uses, accessory dwelling (see Sec. 5.4)



## 5.2.4 ROW HOUSE

A building type with three or more attached dwelling units consolidated into a single structure. Each unit shares a common side wall or a common floor or ceiling. Units may be stacked vertically, however, no more than one unit is permitted above another unit. Each ground floor unit has its own external street facing entrance.

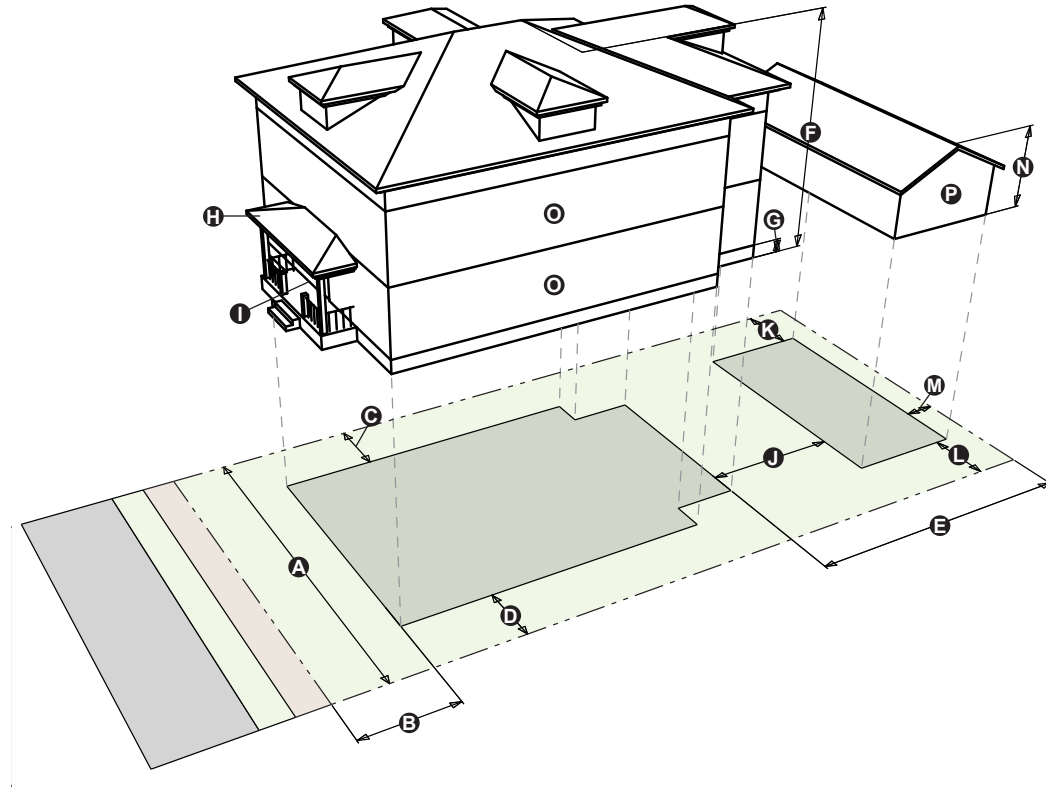
MX-2	
<b>LOT</b>	
Area (min)	1,400 ft <sup>2</sup>
<b>A</b> Unit width (min)	18 ft.
Building length (max)	150 ft.
Building coverage (max)	70%
<b>FRONT SETBACK AREA</b>	
<b>B</b> Primary street (min/max)	0/10 ft.
<b>C</b> Side street (min/max)	0/10 ft.
<b>REQUIRED STREET FAÇADE</b>	
<b>D</b> Primary street (min)	75%
<b>E</b> Side street (min)	35%
<b>PARKING SETBACK</b>	
<b>F</b> Primary street (min)	30 ft.
<b>G</b> Side street (min)	10 ft.
<b>SIDE/REAR SETBACKS</b>	
<b>H</b> Side, interior (min)	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.
<b>HEIGHT</b>	
<b>J</b> Stories (max)	2
<b>J</b> Feet (max)	40 ft.
<b>K</b> Ground story elevation (min)	18 in.
<b>BUILDING FAÇADE</b>	
<b>L</b> Front porch or stoop required	yes
<b>M</b> Street facing entrance required	yes
<b>ACCESSORY STRUCTURE SETBACKS</b>	
<b>N</b> Separation from primary structure (min)	10 ft.
<b>O</b> Side, interior (min)	5 ft.
<b>P</b> Side, street (min)	10 ft.
<b>Q</b> Rear (min)	3 or 20+ ft.
<b>ACCESSORY STRUCTURE HEIGHT</b>	
<b>R</b> Stories (max)	2
<b>R</b> Feet (max)	30 ft.
<b>ALLOWED USE</b>	
<b>S</b> All stories	Residential (see Sec. 5.4)
<b>T</b> Accessory structure	Accessory uses, accessory dwelling (see Sec. 5.4)



## 5.2.5 APARTMENT HOUSE

A building type with three to six attached dwelling units consolidated into a single structure on a single lot. A apartment house is typically located on a single lot, and contains common walls. The building looks like a large single-family house with a single primary entrance. Dwelling units may be situated either wholly or partially over or under other dwelling units.

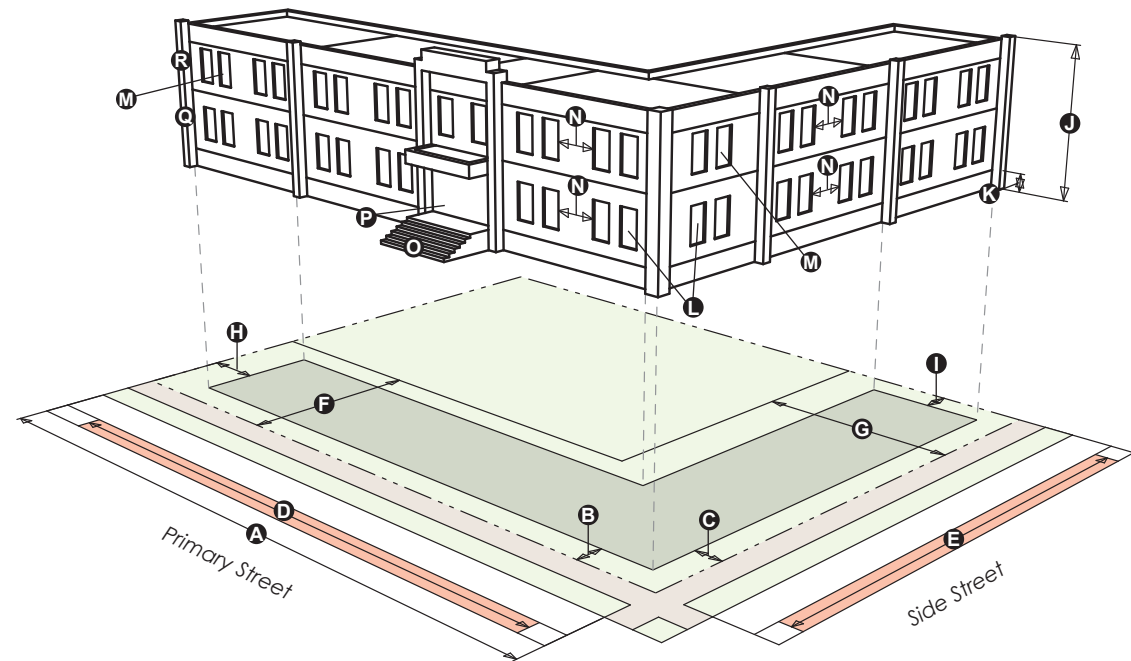
MX-2	
<b>LOT</b>	
3 to 4 units	
Area (min)	6,500 ft <sup>2</sup>
<b>A</b> Width (min)	65 ft.
5 to 6 units	
Area (min)	8,000 ft <sup>2</sup>
<b>A</b> Width (min)	80 ft.
Building coverage (max)	60%
<b>SETBACKS</b>	
<b>B</b> Front (min)	15 ft.
<b>C</b> Side, interior (min)	5 ft.
<b>D</b> Side, street (min)	10 ft.
<b>E</b> Rear (min)	15 ft.
<b>HEIGHT</b>	
<b>F</b> Stories (max)	2
<b>F</b> Feet (max)	40 ft.
<b>G</b> Ground story elevation (min)	18 in.
<b>BUILDING FACADE</b>	
<b>H</b> Front porch required	yes
<b>I</b> Street facing entrance required	yes
<b>ACCESSORY STRUCTURE SETBACKS</b>	
<b>J</b> Separation from primary structure (min)	10 ft.
<b>K</b> Side, interior (min)	5 ft.
<b>L</b> Side, street (min)	10 ft.
<b>M</b> Rear, abutting common lot line (min)	5 ft.
<b>M</b> Rear, abutting alley (min)	3 or 20+ ft.
<b>ACCESSORY STRUCTURE HEIGHT</b>	
<b>N</b> Stories (max)	1
<b>N</b> Feet (max)	18 ft.
<b>ALLOWED USE</b>	
<b>O</b> All stories	Residential (see Sec. 5.4)
<b>P</b> Accessory structure	Accessory uses (see Sec. 5.4)



## 5.2.6 APARTMENT

A building type containing three or more dwelling units consolidated into a single structure. An apartment contains common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.

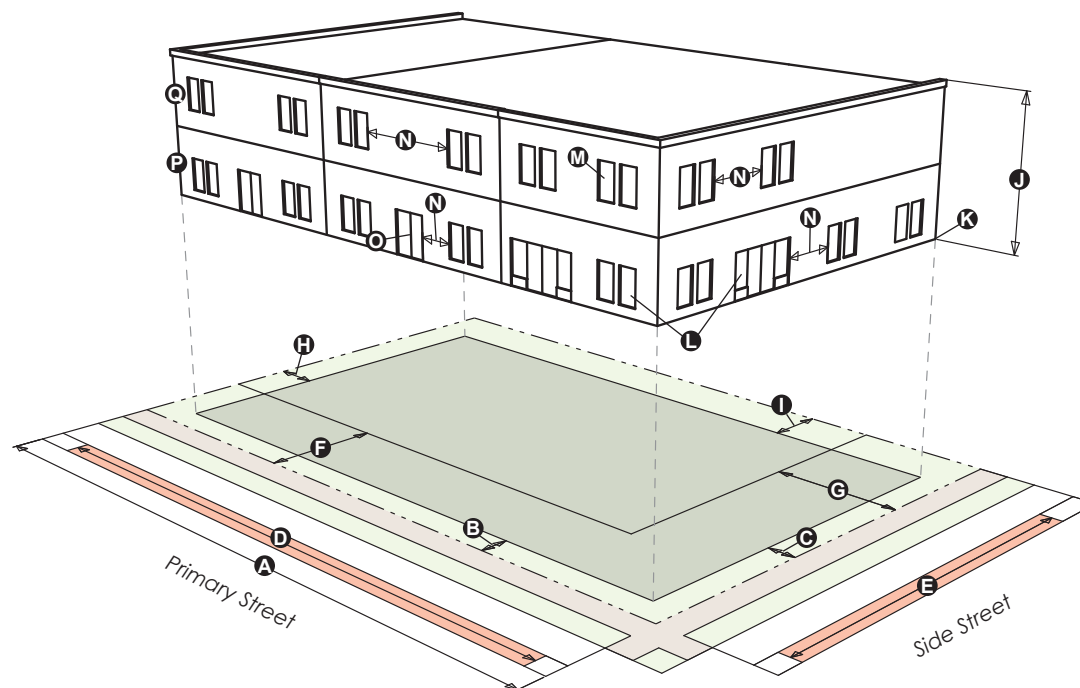
MX-2	
<b>LOT</b>	
Area (min)	6,500 ft <sup>2</sup>
<b>A</b> Lot Width (min)	65 ft.
Building Length (max)	150 ft.
Building coverage (max)	70%
<b>FRONT SETBACK AREA</b>	
<b>B</b> Primary street (min/max)	0/10 ft.
<b>C</b> Side street (min/max)	0/10 ft.
<b>REQUIRED STREET FAÇADE</b>	
<b>D</b> Primary street (min)	75%
<b>E</b> Side street (min)	35%
<b>PARKING SETBACK</b>	
<b>F</b> Primary street (min)	30 ft.
<b>G</b> Side street (min)	10 ft.
<b>SIDE/REAR SETBACKS</b>	
<b>H</b> Side, interior (min)	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.
<b>HEIGHT</b>	
<b>J</b> Stories (max)	2
<b>J</b> Feet (max)	40 ft.
<b>K</b> Ground story elevation (min)	18 in.
<b>BUILDING FAÇADE</b>	
<b>L</b> Ground story transparency (min)	20%
<b>M</b> Upper story transparency (min)	20%
<b>N</b> Blank wall area (max)	30 ft.
<b>O</b> Front porch or stoop required	yes
<b>P</b> Street facing entrance required	yes
<b>ALLOWED USE</b>	
<b>Q</b> Ground story	Residential, Limited Retail (see Sec. 5.4)
<b>P</b> Upper story	Residential (see Sec. 5.4)



## 5.2.7 GENERAL

A building type intended for ground floor commercial uses with upper-story residential or offices uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.

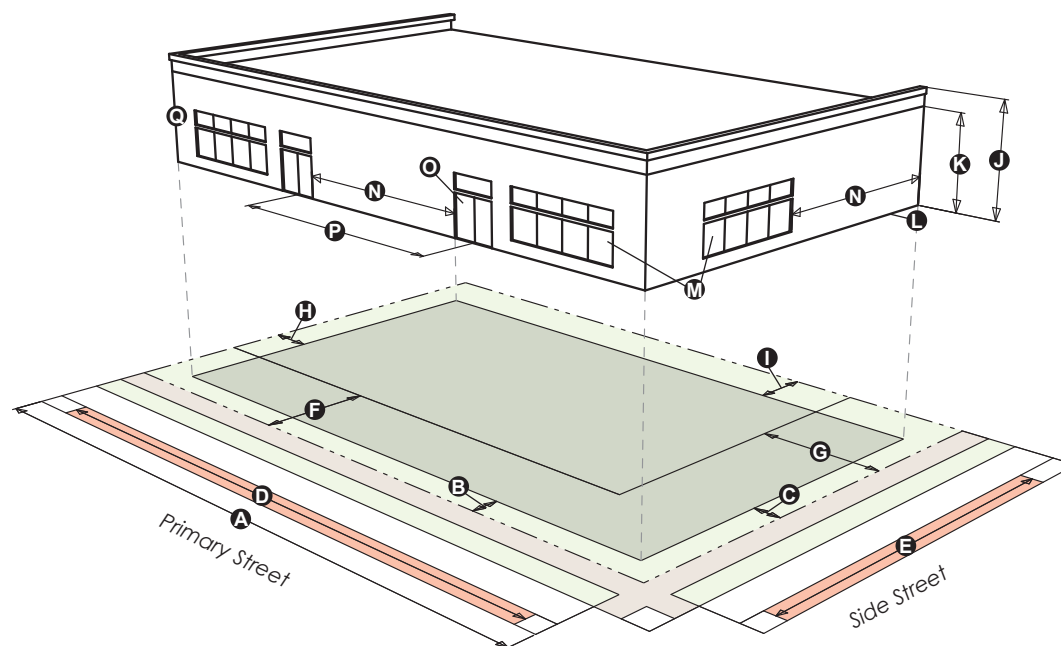
MX-2	
<b>LOT</b>	
Area (min)	6,500 ft <sup>2</sup>
<b>A</b> Width (min)	65 ft.
Building Length (max)	150 ft.
Building coverage (max)	70%
<b>FRONT SETBACK AREA</b>	
<b>B</b> Primary street (min/max)	0/10 ft.
<b>C</b> Side street (min/max)	0/10 ft.
<b>REQUIRED STREET FAÇADE</b>	
<b>D</b> Primary street (min)	75%
<b>E</b> Side street (min)	35%
<b>PARKING SETBACK</b>	
<b>F</b> Primary street (min)	30 ft.
<b>G</b> Side street (min)	10 ft.
<b>SIDE/REAR SETBACKS</b>	
<b>H</b> Side, interior (min)	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.
<b>HEIGHT</b>	
<b>J</b> Stories (max)	2
<b>J</b> Feet (max)	40 ft.
<b>K</b> Ground story elevation (min)	0 in.
<b>BUILDING FAÇADE</b>	
<b>L</b> Ground story transparency (min)	40%
<b>M</b> Upper story transparency (min)	20%
<b>N</b> Blank wall area (max)	30 ft.
<b>O</b> Street facing entrance required	yes
<b>ALLOWED USE</b>	
<b>P</b> Ground story	Civic, Commerce, Light Industrial (see Sec. 5.4)
<b>Q</b> Upper story	Civic, Residential, Commerce, Light Industrial (see Sec. 5.4)



## 5.2.8 SINGLE STORY SHOPFRONT

A building type intended primarily for large format single-story retail. Storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing.

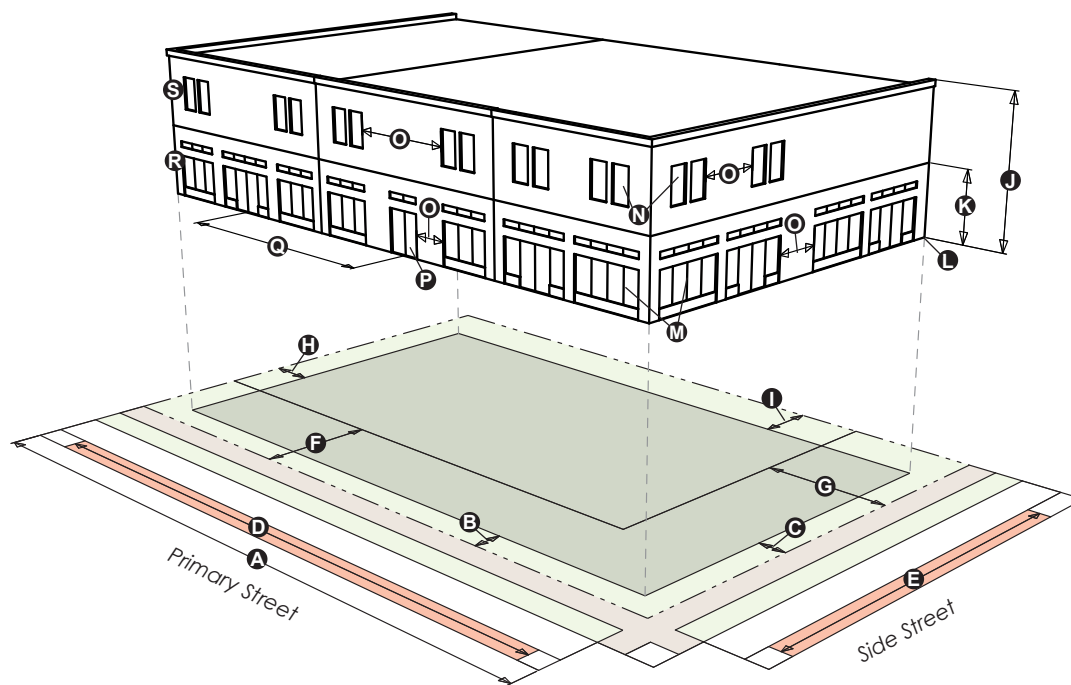
LOT	MX-2	MS-2
Area (min)	6,500 ft <sup>2</sup>	5,000 ft <sup>2</sup>
<b>A</b> Width (min)	65 ft.	50 ft.
Building length (max)	na	150 ft.
Building coverage (max)	70%	80%
<b>FRONT SETBACK AREA</b>		
<b>B</b> Primary street (min/max)	0/10 ft.	0/5 ft.
<b>C</b> Side street (min/max)	0/10 ft.	0/5 ft.
<b>REQUIRED STREET FAÇADE</b>		
<b>D</b> Primary street (min)	75%	85%
<b>E</b> Side street (min)	35%	40%
<b>PARKING SETBACK</b>		
<b>F</b> Primary street (min)	30 ft.	30 ft.
<b>G</b> Side street (min)	10 ft.	5 ft.
<b>SIDE/REAR SETBACKS</b>		
<b>H</b> Side, interior (min)	5 ft.	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.	3 or 20+ ft.
<b>HEIGHT</b>		
<b>J</b> Stories (max)	1	1
<b>K</b> Feet (max)	30 ft.	30 ft.
<b>L</b> Ground story height (min)	15 ft.	15 ft.
<b>M</b> Ground story elevation (min)	0 in.	0 in.
<b>BUILDING FAÇADE</b>		
<b>N</b> Ground story transparency (min)	35%	65%
<b>O</b> Blank wall area (max)	50 ft.	20 ft.
<b>P</b> Street facing entrance required	yes	yes
<b>Q</b> Street entrance spacing (min)	na	50 ft.
<b>ALLOWED USE</b>		
<b>Q</b> Ground story	Civic, Commerce (see Sec. 5.4)	



## 5.2.9 SHOPFRONT

A building type intended primarily for ground floor retail and upper-story residential or offices uses. Large storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Each ground floor unit has a street facing entrance spaced at regular intervals along the street edge.

	MX-2	MS-2
<b>LOT</b>		
Area (min)	6,500 ft <sup>2</sup>	5,000 ft <sup>2</sup>
<b>A</b> Width (min)	65 ft.	50 ft.
Building length (max)	150 ft.	150 ft.
Building coverage (max)	70%	80%
<b>FRONT SETBACK AREA</b>		
<b>B</b> Primary street (min/max)	0/10 ft.	0/5 ft.
<b>C</b> Side street (min/max)	0/10 ft.	0/5 ft.
<b>REQUIRED STREET FAÇADE</b>		
<b>D</b> Primary street (min)	75%	85%
<b>E</b> Side street (min)	35%	40%
<b>PARKING SETBACK</b>		
<b>F</b> Primary street (min)	30 ft.	30 ft.
<b>G</b> Side street (min)	10 ft.	5 ft.
<b>SIDE/REAR SETBACKS</b>		
<b>H</b> Side, interior (min)	5 ft.	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.	3 or 20+ ft.
<b>HEIGHT</b>		
<b>J</b> Stories (max)	2	2
<b>K</b> Feet (max)	40 ft.	40 ft.
<b>L</b> Ground story height (min)	15 ft.	15 ft.
<b>M</b> Ground story elevation (min)	0 in.	0 in.
<b>BUILDING FAÇADE</b>		
<b>N</b> Ground story transparency (min)	60%	65%
<b>O</b> Upper story transparency (min)	20 %	20%
<b>P</b> Blank wall area (max)	30 ft.	20 ft.
<b>Q</b> Street facing entrance required	yes	yes
<b>R</b> Street entrance spacing	na	50 ft.
<b>ALLOWED USE</b>		
<b>S</b> Ground story	Civic, Commerce (see Sec. 5.4)	
<b>S</b> Upper story	Civic, Residential, Commerce (see Sec. 5.4)	

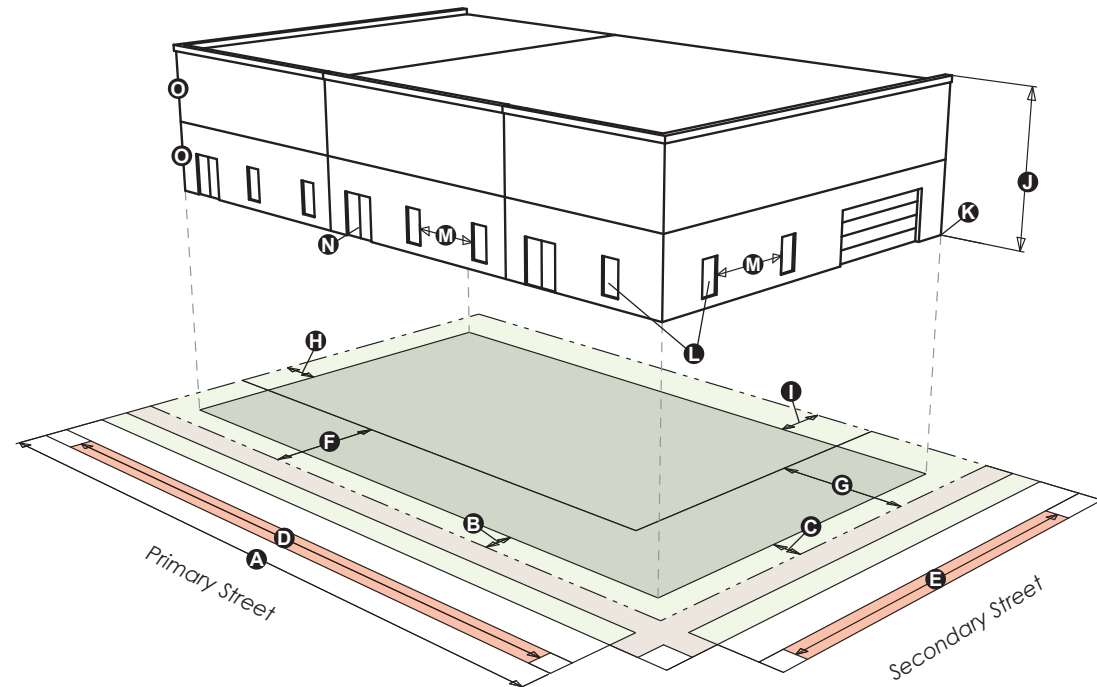




## 5.2.10 WORKSHOP

A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible building entrances should face the street. Ground floor transparency is limited due the intensive nature of the work inside. May include bay doors for vehicles.

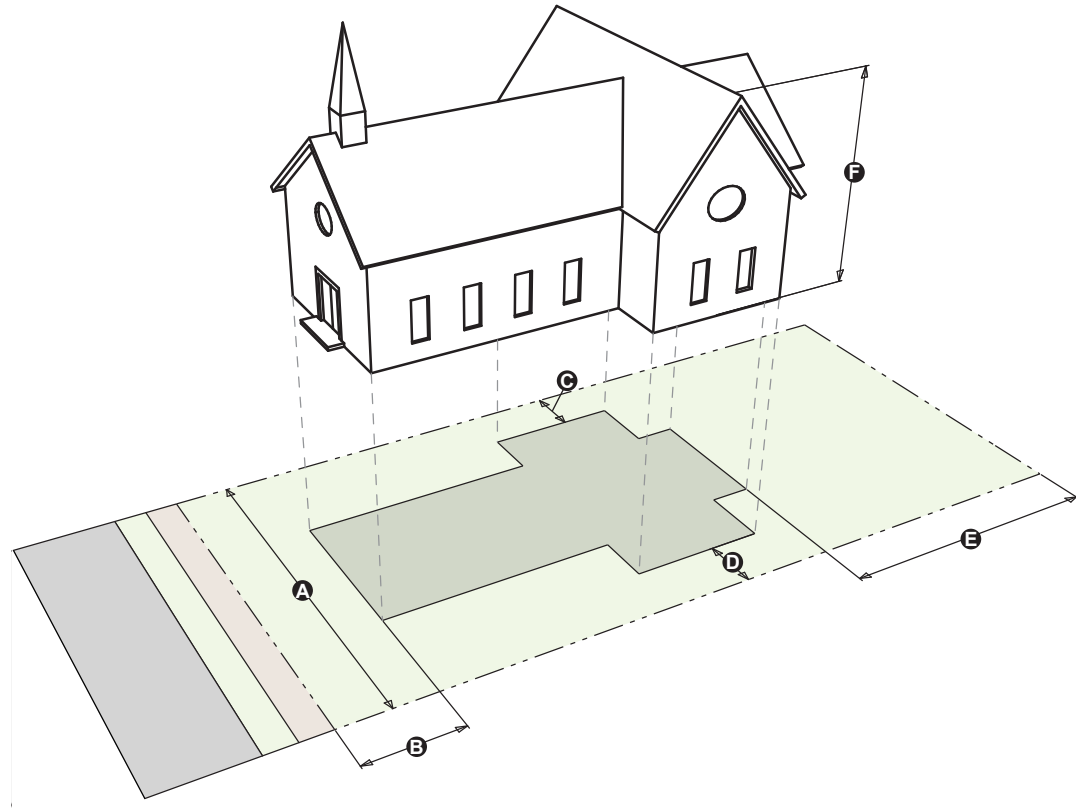
MX-2	
<b>LOT</b>	
Area (min)	6,500 ft <sup>2</sup>
<b>A</b> Width (min)	65 ft.
Building coverage (max)	70%
<b>FRONT SETBACK AREA</b>	
<b>B</b> Primary street (min/max)	0/30 ft.
<b>C</b> Side street (min/max)	0/30 ft.
<b>REQUIRED STREET FAÇADE</b>	
<b>D</b> Primary street (min)	75%
<b>E</b> Side street (min)	35%
<b>PARKING SETBACK</b>	
<b>F</b> Primary street (min)	30 ft.
<b>G</b> Side street (min)	5 ft.
<b>SIDE/REAR SETBACKS</b>	
<b>H</b> Side, interior (min)	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.
<b>HEIGHT</b>	
<b>J</b> Stories (max)	2
<b>J</b> Feet (max)	40 ft.
<b>K</b> Ground story elevation (min)	0 in.
<b>BUILDING FAÇADE</b>	
<b>L</b> Ground story transparency (min)	30%
<b>M</b> Ground story blank wall area (max)	50 ft.
<b>N</b> Street facing entrance required	yes
<b>ALLOWED USE</b>	
<b>O</b> All stories	Civic, Light Industrial (see Sec. 5.4)



## 5.2.11 CIVIC

A building type containing community or public uses that serve the surrounding community. Civic buildings are usually sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.

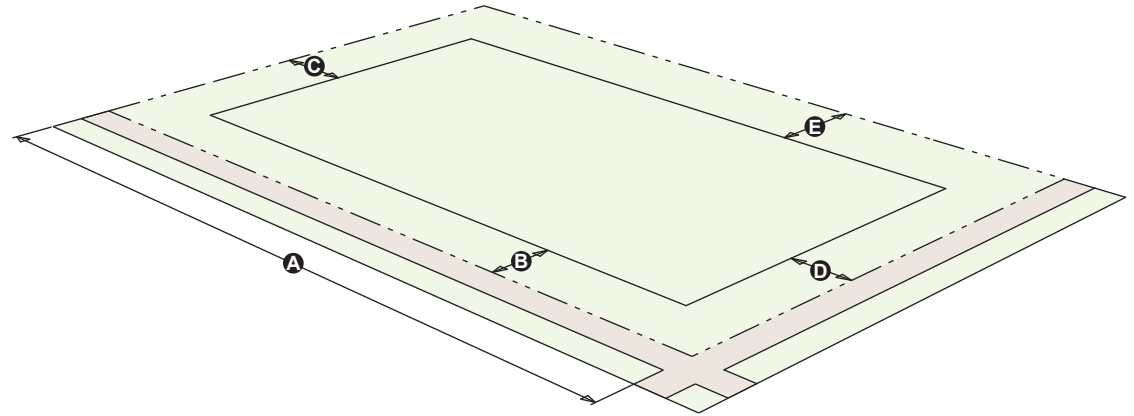
	RE-5, RE-2	MX-2, MS-2
<b>LOT</b>		
Area (min)	20,000 ft <sup>2</sup>	6,500 ft <sup>2</sup>
<b>A</b> Width (min)	100 ft.	65 ft.
Building coverage (max)	40%	65%
<b>SETBACKS</b>		
<b>B</b> Front (min)	30 ft.	15 ft.
<b>C</b> Side, interior (min)	10 ft.	5 ft.
<b>D</b> Side, street (min)	20 ft.	10 ft.
<b>E</b> Rear (min)	20 ft.	15 ft.
<b>HEIGHT</b>		
<b>F</b> Stories (max)	3	2
<b>F</b> Feet (max)	60 ft.	50 ft.
<b>ALLOWED USE</b>		
All stories	Civic only (see Sec. 5.4)	



## 5.2.12 OPEN LOT

An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space.

All Districts	
<b>LOT</b>	
Area (min)	2,000 ft <sup>2</sup>
<b>A</b> Width (min)	20 ft.
Building coverage (max)	5%
<b>SETBACKS</b>	
<b>B</b> Front (min)	10 ft.
<b>C</b> Side, interior (min)	10 ft.
<b>D</b> Side, street (min)	10 ft.
<b>E</b> Rear (min)	10 ft.
<b>HEIGHT</b>	
Feet (max)	35 ft.
<b>ALLOWED USE</b>	
Park, Open Space, Utilities (see Sec. 5.4)	

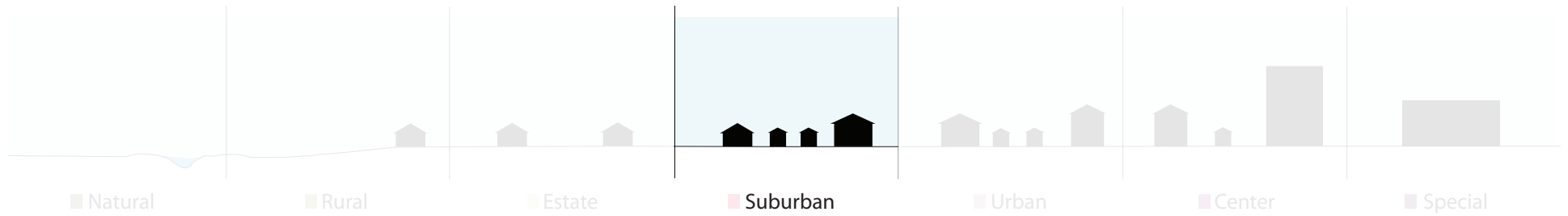


## Sec. 5.3 Streets and Blocks

See Article 11

## Sec. 5.4 Uses

		RE-5	RE-2	RMX-2	MX-2	MS-2	CD	CON	Use Standard
RESIDENTIAL	All household living, except as listed below:	■	■						
	Attached living			■	■				
	Multifamily dwelling			■	■				
	Upper-story residential			■	■	■			
	Live-work			■	■	■			
	Mobile home								
	Group living	□	□	■	■	■			
	Social service				□				
PUBLIC	Civic	□	□	□	■	□	■		
	Parks & open space	■	■	■	■	■	■	■	
	Minor utilities	■	■	■	■	■	■	■	
	Major utilities	□	□	□	□	□	□	□	
COMMERCE	Commercial parking			□	□	□			
	Day care	□	□	■	■	■			
	Indoor recreation			□	■	■			
	Medical			■	■	■			
	Office			■	■	■			
	All outdoor recreation, except as listed below:								
	Campground, travel trailer park, RV park	□	□					□	
	Horse stable, riding academy equestrian center	□	□		□			□	
	Overnight lodging			■	■	■			
	Passenger terminal			□	■	□			
	All personal service, except as listed below:			■	■	■			
	Animal care			■	■	■			
	Restaurant/Bar			■	■	■			
	All retail sales			■	■	■			
	Vehicle sales			■	■	■			
	Water-oriented							□	
FABRICATION	Light industrial				■				
	Light manufacturing				■				
	Research & development				■				
	Self-service storage				■				
	Vehicle service			□	■	□			
INDUSTRIAL	Heavy industrial								
	Warehouse & distribution								
	Waste-related service								
	Wholesale trade								
OPEN	Agriculture							■	
	Resource Extraction								



## ARTICLE 6. SUBURBAN

## Sec. 6.1 Suburban Context



### General Character

The suburban context area is a low-density residential area, typically located at the fringes of a city or within commuting distance. Single-family detached housing is predominant with some opportunities for multifamily attached housing structures. Commercial activity may be concentrated along major roadways. Large lot sizes allow most buildings to have prominent front and back yards. Although pedestrians and bicycles may be accommodated, distance from employment centers and other places motivates many people to rely on autos for transportation. Suburban generally serves as a transition between estate and urban context areas.

### Streets, Blocks and Access

Streets and rights-of-way are relatively wide. Irregular block shapes are framed by curvilinear streets within a modified or non-existent grid, with cul-de-sacs and frontage roads. Alleys are atypical. Block shapes and sizes vary significantly within this context, often unrelated to form or use. The typical block pattern includes attached sidewalks, street and surface parking, and generous landscaping between the street and building faces. Residential access is typically

a direct connection to a street facing garage or carport. Commercial access is typically a shared drive to a surface parking lot.

### Building Height, Placement and Coverage

Residential buildings are between 1-2 stories in height. Residences typically have deep, consistent landscaped front setbacks and building coverage of the lot is relatively low. Depending on the district, commercial structures may be up to 3 stories in height. Outside Main Street districts, commercial buildings have front setbacks deep enough to allow for a mix of landscaping and parking. Conversely, Main Street districts are build-to environments in which buildings are pulled up to the street.

### Parking and Mobility

Parking is provided on surface lots and on-street parking. Surface parking is located to the front and side of buildings. In street design, priority is given to automobiles. This context may have relatively low levels of pedestrian, bike, and bus service.

### Districts

The suburban context allows for a wide variety of residential, mixed use, and commercial districts at both urban and suburban intensities. Special purpose districts include Community, Conservation, Residential Conservation, Manufactured Home Park and Industrial Heavy.



## Sec. 6.2 Building Types

### Suburban

#### RESIDENTIAL

												
Single-Family-15 (RS-15)	■										■	■
Single-Family-10 (RS-10)	■										■	■
Single-Family -6 (RS-6)	■	■									■	■
Two-Family-2 (RT-2)	■	■	■								■	■
Multifamily-3 (RM-3)	■	■	■	■	■	■					■	■
Residential Conservation (RC)	■	■	■	■	■	■					■	■

#### MIXED USE

Residential Mixed Use-2 (RMX-2)				■	■	■			■		■	■
Residential Mixed Use-3 (RMX-3)				■	■	■			■		■	■
Mixed Use-2 (MX-2)				■	■	■	■	■	■		■	■
Mixed Use-3 (MX-3)				■	■	■	■	■	■		■	■
Main Street-2 (MS-2)								■	■		■	■
Main Street-3 (MS-3)								■	■		■	■

#### COMMERCIAL

Commercial Corridor-2 (CC-2)				■	■	■	■	■	■		■	■
Commercial Corridor-3 (CC-3)				■	■	■	■	■	■		■	■
Industrial Light (IL)							■			■	■	■

#### SPECIAL PURPOSE

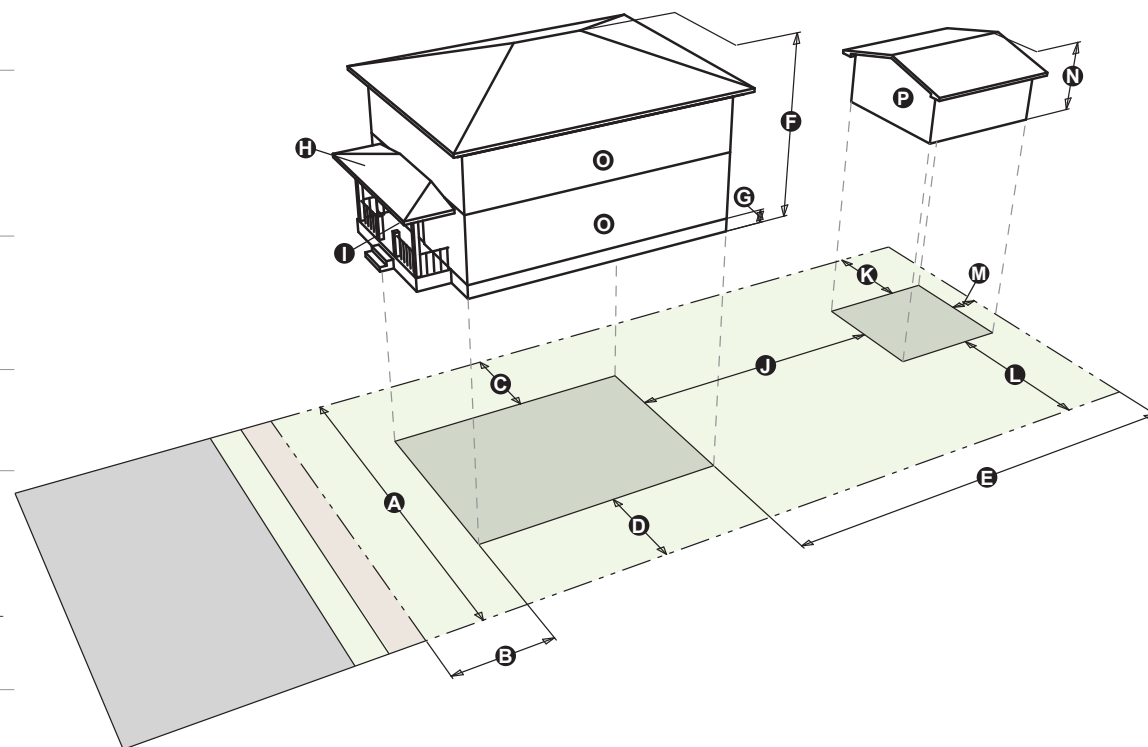
Community (CD)  
 Conservation (CON)  
 Residential Conservation (RC)  
 Manufactured Home Park (RM-H)  
 Industrial Heavy (IH)

SEE ARTICLE 9

## 6.2.1 SINGLE-FAMILY HOUSE

A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides.

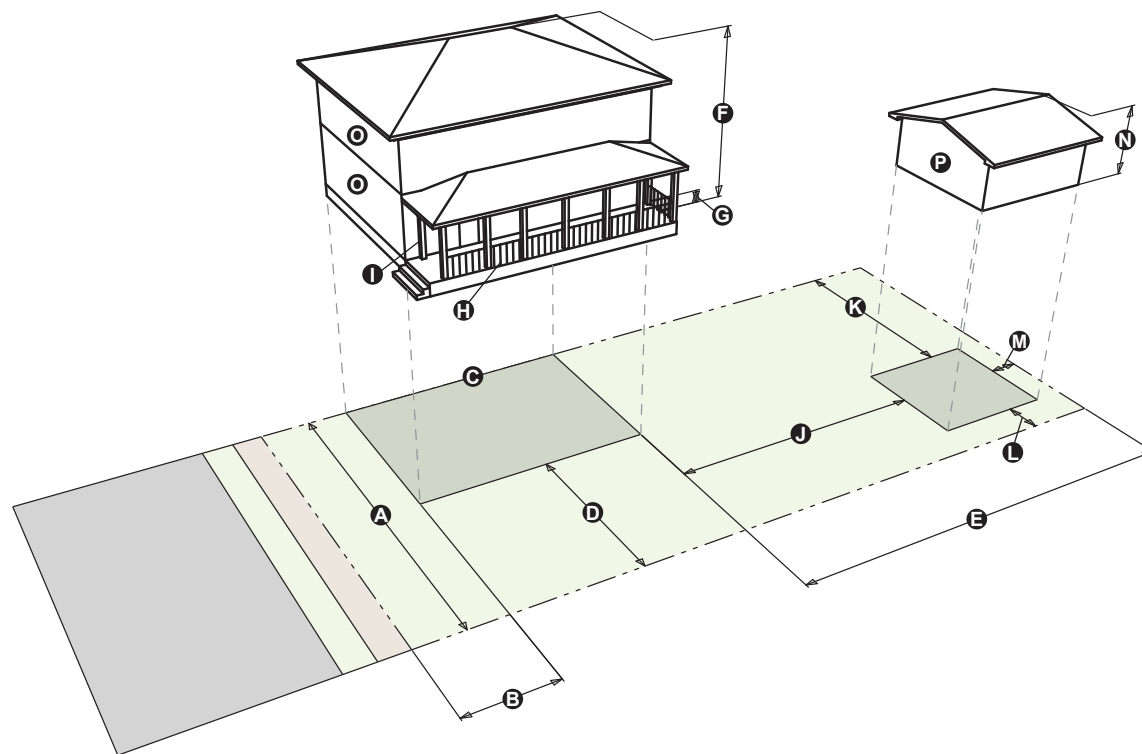
	RS-15	RS-10	RS-6	RT-2	RM-3
<b>LOT</b>					
Area (min)	15,000 ft <sup>2</sup>	10,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>	4,000 ft <sup>2</sup>	4,000 ft <sup>2</sup>
<b>A</b> Width (min)	100 ft.	60 ft.	45 ft.	35 ft.	35 ft.
Building coverage (max)	55%	55%	55%	60%	60%
<b>SETBACKS</b>					
<b>B</b> Front (min)	30 ft.	20 ft.	20 ft.	15 ft.	15 ft.
<b>C</b> Side, interior (min)	10 ft.	5 ft.	5 ft.	5 ft.	5 ft.
<b>D</b> Side, street (min)	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.
<b>E</b> Rear (min)	30 ft.	20 ft.	20 ft.	15 ft.	15 ft.
<b>HEIGHT</b>					
<b>F</b> Stories (max)	2	2	2	2	3
<b>F</b> Feet (max)	40 ft.	40 ft.	40 ft.	40 ft.	50 ft.
<b>G</b> Ground story elevation (min)	18 in.	18 in.	18 in.	18 in.	18 in.
<b>BUILDING FACADE</b>					
<b>H</b> Front porch required	yes	yes	yes	yes	yes
<b>I</b> Street facing entrance required	yes	yes	yes	yes	yes
<b>ACCESSORY STRUCTURE SETBACKS</b>					
<b>J</b> Separation from primary structure (min)	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
<b>K</b> Side, interior (min)	10 ft.	5 ft.	5 ft.	3 ft.	3 ft.
<b>L</b> Side, street (min)	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.
<b>M</b> Rear, abutting common lot line (min)	10 ft.	5 ft.	5 ft.	5 ft.	5 ft.
<b>M</b> Rear, abutting alley (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>ACCESSORY STRUCTURE HEIGHT</b>					
<b>N</b> Stories (max)	2	2	2	2	2
<b>N</b> Feet (max)	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
<b>ALLOWED USE</b>					
<b>O</b> All stories	Residential (see Sec. 6.4)				
<b>P</b> Accessory structure	Accessory uses, accessory dwelling (see Sec. 6.4)				



## 6.2.2 SIDE YARD HOUSE

A building type containing one principal dwelling unit typically located on a single lot with private yards on three sides. A side yard house has only a single yard comprising the equivalent of the two side yards of a single-family house.

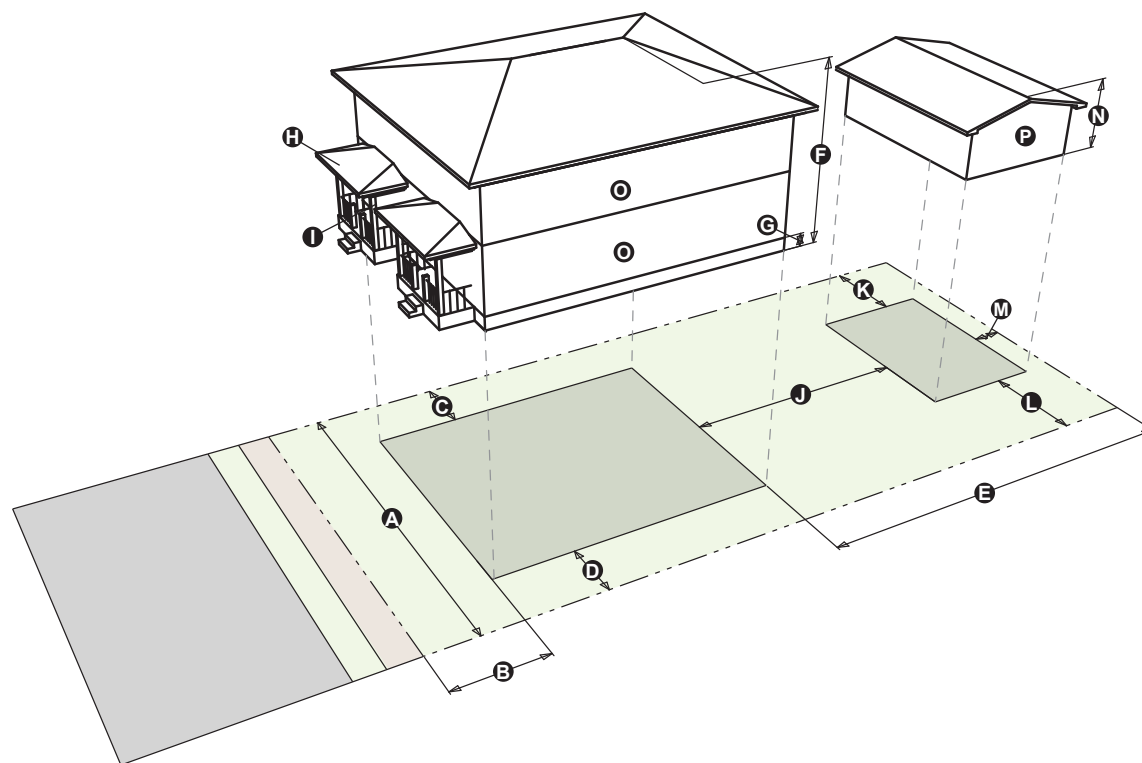
	RS-6	RT-2	RM-3
<b>LOT</b>			
Area (min)	6,000 ft <sup>2</sup>	4,000 ft <sup>2</sup>	4,000 ft <sup>2</sup>
<b>A</b> Width (min)	45 ft.	35 ft.	35 ft.
Building coverage (max)	55%	60%	60%
<b>SETBACKS</b>			
<b>B</b> Front (min)	20 ft.	15 ft.	15 ft.
<b>C</b> Side, interior (min)	0 ft.	0 ft.	0 ft.
<b>D</b> Side, street, (min)	10 ft.	10 ft.	10 ft.
<b>D</b> Side, total (min)	10 ft.	10 ft.	10 ft.
<b>E</b> Rear (min)	20 ft.	15 ft.	15 ft.
<b>HEIGHT</b>			
<b>F</b> Stories (max)	2	2	3
<b>F</b> Feet (max)	40 ft.	40 ft.	50 ft.
<b>G</b> Ground story elevation (min)	18 in.	18 in.	18 in.
<b>BUILDING FACADE</b>			
<b>H</b> Side porch required	yes	yes	yes
<b>I</b> Street facing entrance required	yes	yes	yes
<b>ACCESSORY STRUCTURE SETBACKS</b>			
<b>J</b> Separation from primary structure (min)	10 ft.	10 ft.	10 ft.
<b>K</b> Side, interior (min)	0 ft.	0 ft.	0 ft.
<b>L</b> Side, street (min)	10 ft.	10 ft.	10 ft.
<b>L</b> Side, total (min)	10 ft.	10 ft.	10 ft.
<b>M</b> Rear, abutting common lot line (min)	5 ft.	5 ft.	5 ft.
<b>M</b> Rear, abutting alley (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>ACCESSORY STRUCTURE HEIGHT</b>			
<b>N</b> Stories (max)	2	2	2
<b>N</b> Feet (max)	30 ft.	30 ft.	30 ft.
<b>ALLOWED USE</b>			
<b>O</b> All stories	Residential (see Sec. 6.4)		
<b>P</b> Accessory structure	Accessory uses, accessory dwelling (see Sec. 6.4)		



### 6.2.3 ATTACHED HOUSE

A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Units can be located on separate floors, side by side, or back-to-back.

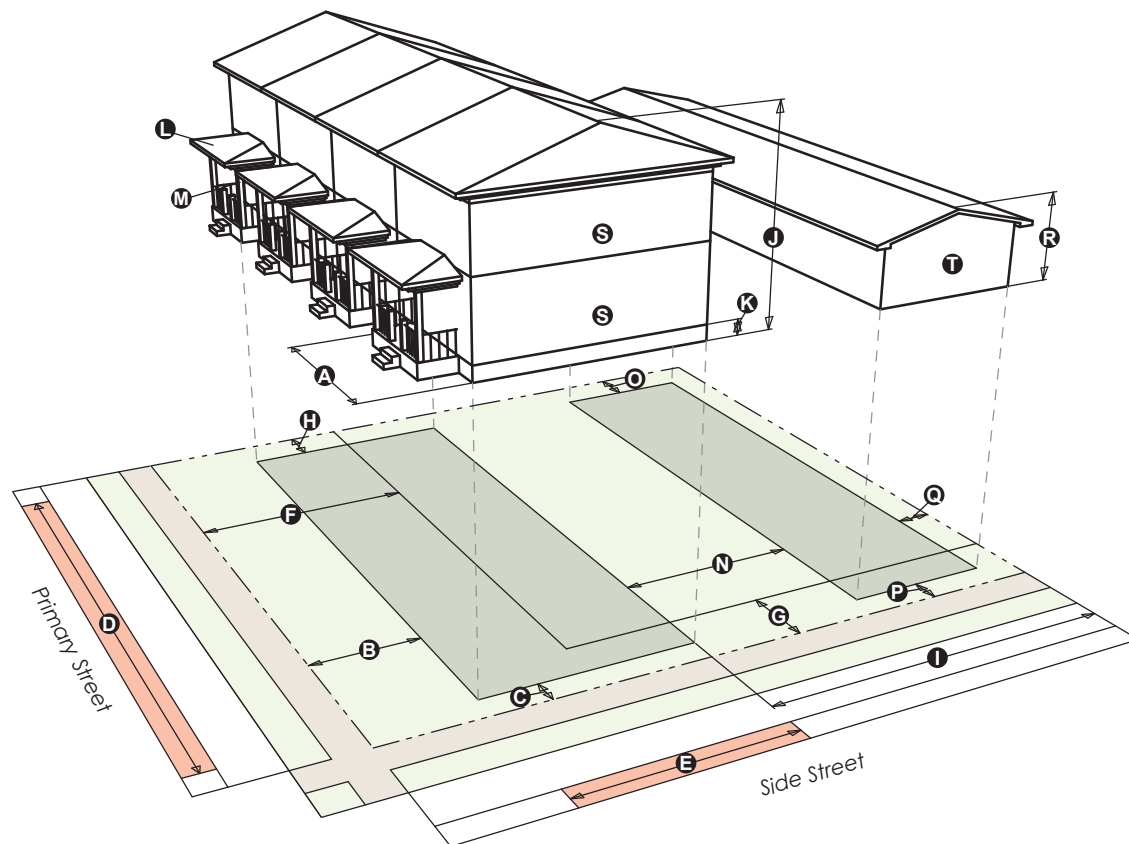
	RT-2	RM-3
<b>LOT</b>		
Area (min)	7,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>
<b>A</b> Width (min)	60 ft.	50 ft.
Building coverage (max)	60%	60%
<b>SETBACKS</b>		
<b>B</b> Front (min)	15 ft.	15 ft.
<b>C</b> Side, interior (min)	5 ft.	5 ft.
<b>D</b> Side, street (min)	10 ft.	10 ft.
<b>E</b> Rear (min)	15 ft.	15 ft.
<b>HEIGHT</b>		
<b>F</b> Stories (max)	2	3
<b>F</b> Feet (max)	40 ft.	50 ft.
<b>G</b> Ground story elevation (min)	18 in.	18 in.
<b>BUILDING FACADE</b>		
<b>H</b> Front porch required	yes	yes
<b>I</b> Street facing entrance required	yes	yes
<b>ACCESSORY STRUCTURE</b>		
<b>J</b> Separation from primary structure (min)	10 ft.	10 ft.
<b>K</b> Side, interior (min)	5 ft.	5 ft.
<b>L</b> Side, street (min)	10 ft.	10 ft.
<b>M</b> Rear, abutting common lot line (min)	5 ft.	5 ft.
<b>M</b> Rear, abutting alley (min)	3 or 20+ ft.	3 or 20+ ft.
<b>ACCESSORY STRUCTURE HEIGHT</b>		
<b>N</b> Stories (max)	2	2
<b>N</b> Feet (max)	30 ft.	30 ft.
<b>ALLOWED USE</b>		
<b>O</b> All stories	Residential (see Sec. 6.4)	
<b>P</b> Accessory structure	Accessory uses, accessory dwelling (see Sec. 6.4)	



## 6.2.4 ROW HOUSE

A building type with three or more attached dwelling units consolidated into a single structure. Each unit shares a common side wall or a common floor or ceiling. Units may be stacked vertically, however, no more than one unit is permitted above another unit. Each ground floor unit has its own external street facing entrance

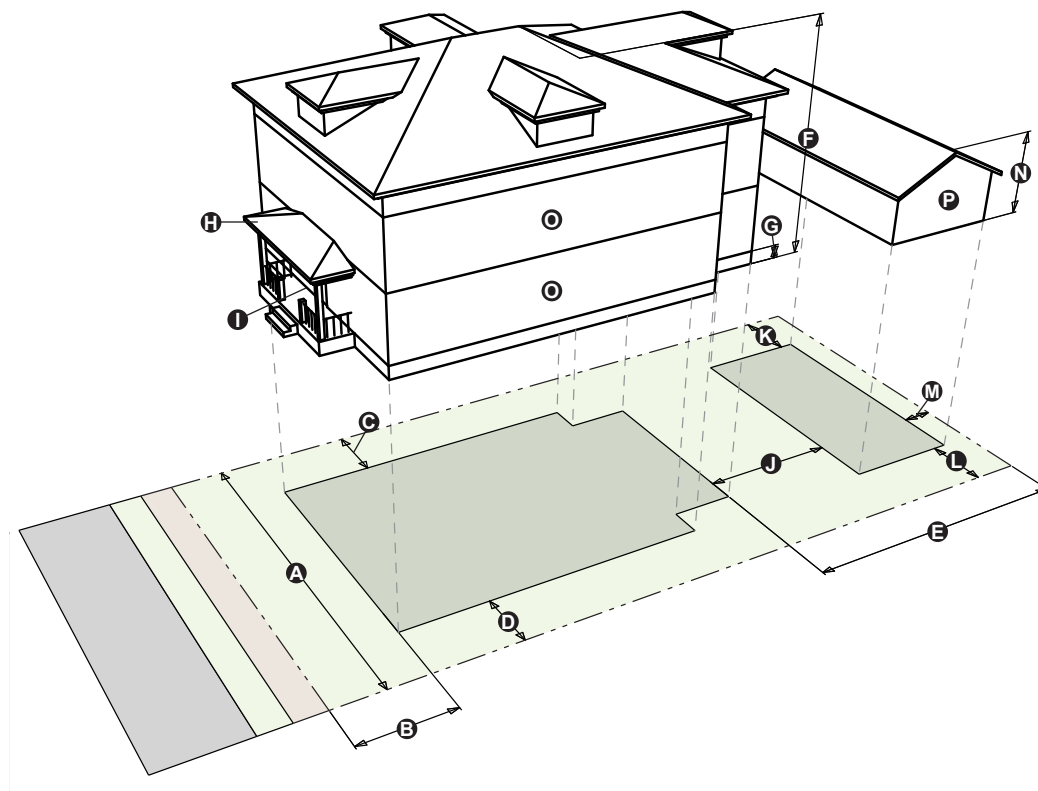
	RMX-2, MX-2	RMX-3, MX-3	CC-2	CC-3
<b>LOT</b>				
Area (min)	1,500 ft <sup>2</sup>	1,500 ft <sup>2</sup>	1,800 ft <sup>2</sup>	1,800 ft <sup>2</sup>
<b>A</b> Unit width (min)	20 ft.	20 ft.	24 ft.	24 ft.
Building length (max)	150 ft.	150 ft.	150 ft.	150 ft.
Building coverage (max)	60%	60%	60%	60%
<b>FRONT SETBACK AREA</b>				
<b>B</b> Primary street (min/max)	0/15 ft.	0/15 ft.	0/15 ft.	0/15 ft.
<b>C</b> Side street (min/max)	0/15 ft.	0/15 ft.	0/15 ft.	0/15 ft.
<b>REQUIRED STREET FAÇADE</b>				
<b>D</b> Primary street (min)	65%	65%	60%	60%
<b>E</b> Side street (min)	30%	30%	30%	30%
<b>PARKING SETBACK</b>				
<b>F</b> Primary street (min)	30 ft.	30 ft.	30 ft.	30 ft.
<b>G</b> Side street (min)	12 ft.	12 ft.	10 ft.	10 ft.
<b>SIDE/REAR SETBACKS</b>				
<b>H</b> Side, interior (min)	5 ft.	5 ft.	5 ft.	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>HEIGHT</b>				
<b>J</b> Stories (max)	2	3	2	2
<b>J</b> Feet (max)	40 ft.	50 ft.	40 ft.	40 ft.
<b>K</b> Ground story elevation (min)	18 in.	18 in.	18 in.	18 in.
<b>BUILDING FAÇADE</b>				
<b>L</b> Front porch or stoop required	yes	yes	yes	yes
<b>M</b> Street facing entrance required	yes	yes	yes	yes
<b>ACCESSORY STRUCTURE SETBACKS</b>				
<b>N</b> Separation from primary structure (min)	10 ft.	10 ft.	10 ft.	10 ft.
<b>O</b> Side, interior (min)	5 ft.	5 ft.	5 ft.	5 ft.
<b>P</b> Side, street (min)	10 ft.	10 ft.	10 ft.	10 ft.
<b>Q</b> Rear (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>ACCESSORY STRUCTURE HEIGHT</b>				
<b>R</b> Stories (max)	2	2	2	2
<b>R</b> Feet (max)	30 ft.	30 ft.	30 ft.	30 ft.
<b>ALLOWED USE</b>				
<b>S</b> All stories	Residential (see Sec. 6.4)			
<b>T</b> Accessory structure	Accessory uses, accessory dwelling (see Sec. 6.4)			



## 6.2.5 APARTMENT HOUSE

A building type with three to six attached dwelling units consolidated into a single structure on a single lot. A apartment house is typically located on a single lot, and contains common walls. The building looks like a large single-family house with a single primary entrance. Dwelling units may be situated either wholly or partially over or under other dwelling units.

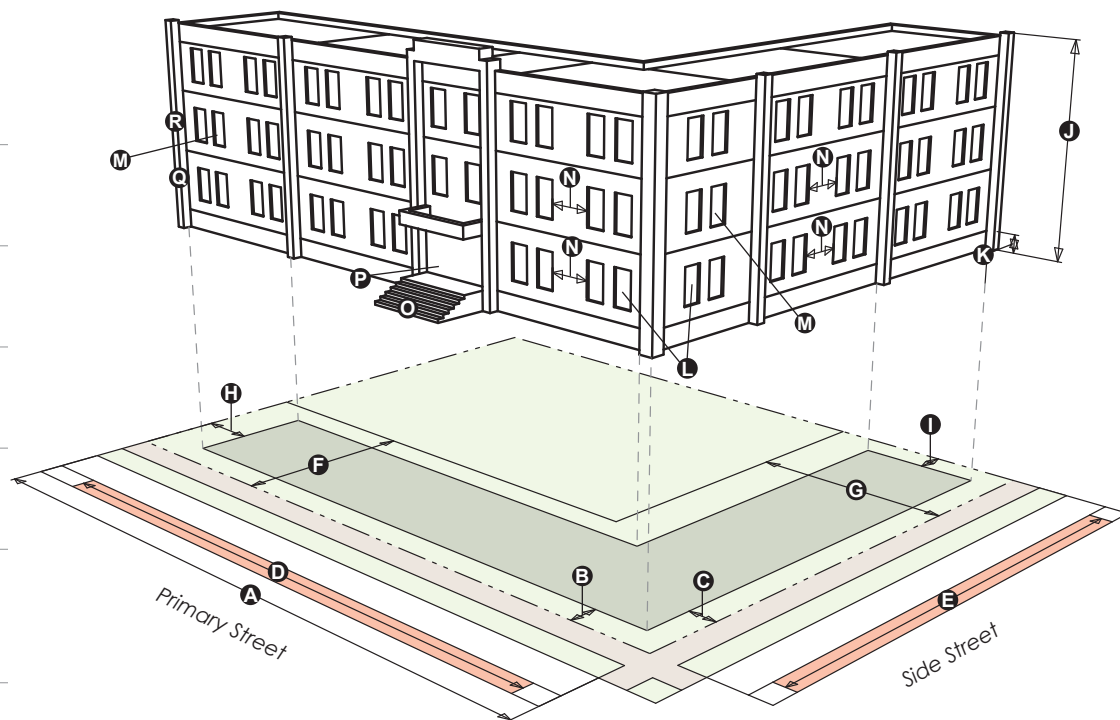
	RMX-2, MX-2	RM-3, RMX-3, MX-3	CC-2	CC-3
<b>LOT</b>				
3 to 4 units				
Area (min)	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>
<b>A</b> Width (min)	75 ft.	75 ft.	75 ft.	75 ft.
5 to 6 units				
Area (min)	9,000 ft <sup>2</sup>	9,000 ft <sup>2</sup>	9,000 ft <sup>2</sup>	9,000 ft <sup>2</sup>
<b>A</b> Width (min)	90 ft.	90 ft.	90 ft.	90 ft.
Building coverage (max)	60%	60%	60%	60%
<b>SETBACKS</b>				
<b>B</b> Front (min)	20 ft.	20 ft.	20 ft.	20 ft.
<b>C</b> Side, interior (min)	5 ft.	5 ft.	5 ft.	5 ft.
<b>D</b> Side, street (min)	10 ft.	10 ft.	10 ft.	10 ft.
<b>E</b> Rear (min)	20 ft.	20 ft.	20 ft.	20 ft.
<b>HEIGHT</b>				
<b>F</b> Stories (max)	2½	3½	2½	3½
<b>F</b> Feet (max)	40 ft.	50 ft.	40 ft.	50 ft.
<b>G</b> Ground story elevation (min)	18 in.	18 in.	18 in.	18 in.
<b>BUILDING FACADE</b>				
<b>H</b> Front porch required	yes	yes	yes	yes
<b>I</b> Street facing entrance required	yes	yes	yes	yes
<b>ACCESSORY STRUCTURE SETBACKS</b>				
<b>J</b> Separation from primary structure (min)	10 ft.	10 ft.	10 ft.	10 ft.
<b>K</b> Side, interior (min)	5 ft.	5 ft.	5 ft.	5 ft.
<b>L</b> Side, street (min)	10 ft.	10 ft.	10 ft.	10 ft.
<b>M</b> Rear, abutting common lot line (min)	5 ft.	5 ft.	5 ft.	5 ft.
<b>M</b> Rear, abutting alley (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>ACCESSORY STRUCTURE HEIGHT</b>				
<b>N</b> Stories (max)	1	1	1	1
<b>N</b> Feet (max)	18 ft.	18 ft.	18 ft.	18 ft.
<b>ALLOWED USE</b>				
<b>O</b> All stories	Residential (see Sec. 6.4)			
<b>P</b> Accessory structure	Accessory uses (see Sec. 6.4)			



## 6.2.6 APARTMENT

A building type containing three or more dwelling units consolidated into a single structure. An apartment contains common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.

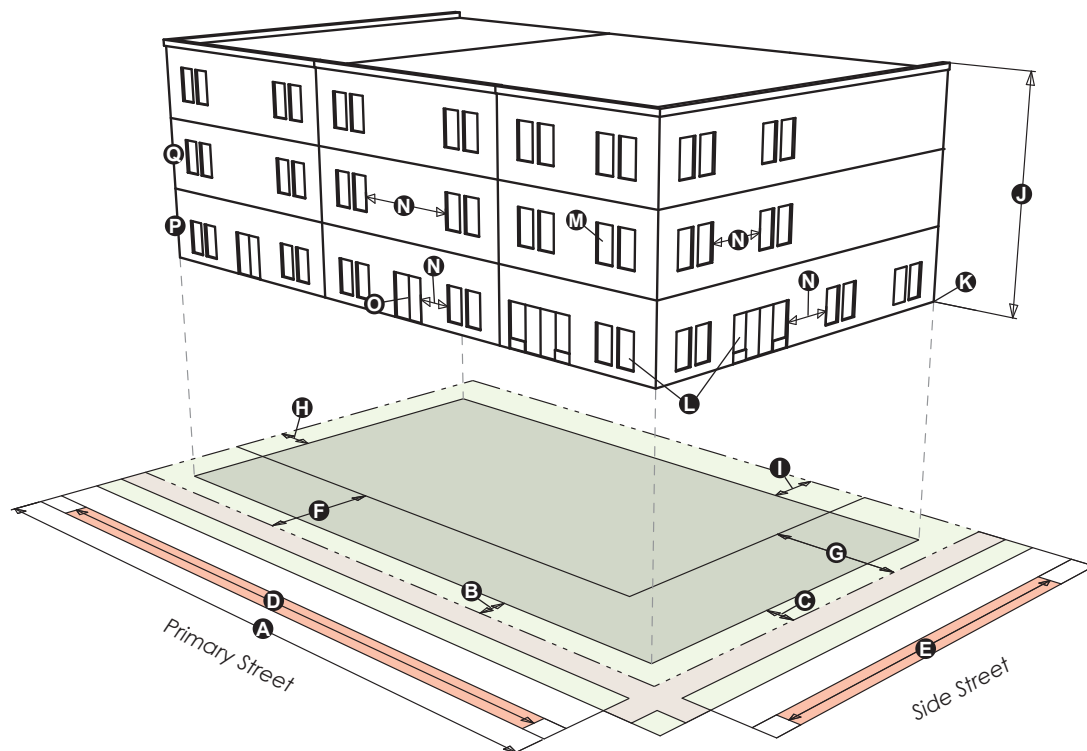
	RMX-2, MX-2	RM-3, RMX-3, MX-3	CC-2	CC-3
<b>LOT</b>				
Area (min)	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>
<b>A</b> Width (min)	75 ft.	75 ft.	75 ft.	75 ft.
Building Length (max)	150 ft.	150 ft.	150 ft.	150 ft.
Building coverage (max)	60%	60%	60%	60%
<b>FRONT SETBACK AREA</b>				
<b>B</b> Primary street (min/max)	0/15 ft.	0/15 ft.	0/75 ft.	0/75 ft.
<b>C</b> Side street (min/max)	0/15 ft.	0/15 ft.	0/75 ft.	0/75 ft.
<b>REQUIRED STREET FAÇADE</b>				
<b>D</b> Primary street (min)	65%	65%	65%	65%
<b>E</b> Side street (min)	30%	30%	30%	30%
<b>PARKING SETBACK</b>				
<b>F</b> Primary street (min)	30 ft.	30 ft.	5 ft.	5 ft.
<b>G</b> Side street (min)	10 ft.	10 ft.	5 ft.	5 ft.
<b>SIDE/REAR SETBACKS</b>				
<b>H</b> Side, interior (min)	5 ft.	5 ft.	5 ft.	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>HEIGHT</b>				
<b>J</b> Stories (max)	2	3	2	3
<b>J</b> Feet (max)	40 ft.	50 ft.	40 ft.	50 ft.
<b>K</b> Ground story elevation (min)	18 in.	18 in.	18 in.	18 in.
<b>BUILDING FAÇADE</b>				
<b>L</b> Ground story transparency (min)	20%	20%	20%	20%
<b>M</b> Upper story transparency (min)	20%	20%	20%	20%
<b>N</b> Blank wall area (max)	30 ft.	30 ft.	30 ft.	30 ft.
<b>O</b> Front porch or stoop required	yes	yes	yes	yes
<b>P</b> Street facing entrance required	yes	yes	yes	yes
<b>ALLOWED USE</b>				
<b>Q</b> All stories	Residential, Limited Retail (see Sec. 6.4)			



## 6.2.7 GENERAL

A building type intended for ground floor commercial uses with upper-story residential or offices uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.

	MX-2	MX-3	CC-2	CC-3	IL
<b>LOT</b>					
Area (min)	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>
<b>A</b> Width (min)	75 ft.	75 ft.	75 ft.	75 ft.	75 ft.
Building length (max)	150 ft.	150 ft.	150 ft.	150 ft.	na
Building coverage (max)	60%	60%	60%	60%	60%
<b>FRONT SETBACK AREA</b>					
<b>B</b> Primary street (min/max)	0/15 ft.	0/15 ft.	0/75 ft.	0/75 ft.	0/15 ft.
<b>C</b> Side street (min/max)	0/15 ft.	0/15 ft.	0/75 ft.	0/75 ft.	0/15 ft.
<b>REQUIRED STREET FAÇADE</b>					
<b>D</b> Primary street (min)	65%	65%	65%	65%	65%
<b>E</b> Side street (min)	30%	30%	30%	30%	30%
<b>PARKING SETBACK</b>					
<b>F</b> Primary street (min)	30 ft.	30 ft.	5 ft.	5 ft.	30 ft.
<b>G</b> Side street (min)	10 ft.	10 ft.	5 ft.	5 ft.	10 ft.
<b>SIDE/REAR SETBACKS</b>					
<b>H</b> Side, interior (min)	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>HEIGHT</b>					
<b>J</b> Stories (max)	2	3	2	3	3
<b>K</b> Feet (max)	40 ft.	50 ft.	40 ft.	50 ft.	50 ft.
<b>L</b> Ground story elevation (min)	0 in.	0 in.	0 in.	0 in.	0 in.
<b>BUILDING FAÇADE</b>					
<b>M</b> Ground story transparency (min)	40%	40%	40%	40%	40%
<b>N</b> Upper story transparency (min)	20%	20%	20%	20%	20%
<b>O</b> Blank wall area (max)	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
<b>P</b> Street facing entrance required	yes	yes	yes	yes	yes
<b>ALLOWED USE</b>					
<b>P</b> Ground story	Civic, Commerce, Light Industrial (see Sec. 6.4)				
<b>Q</b> Upper story	Civic, Residential, Commerce, Light Industrial (see Sec. 6.4)				

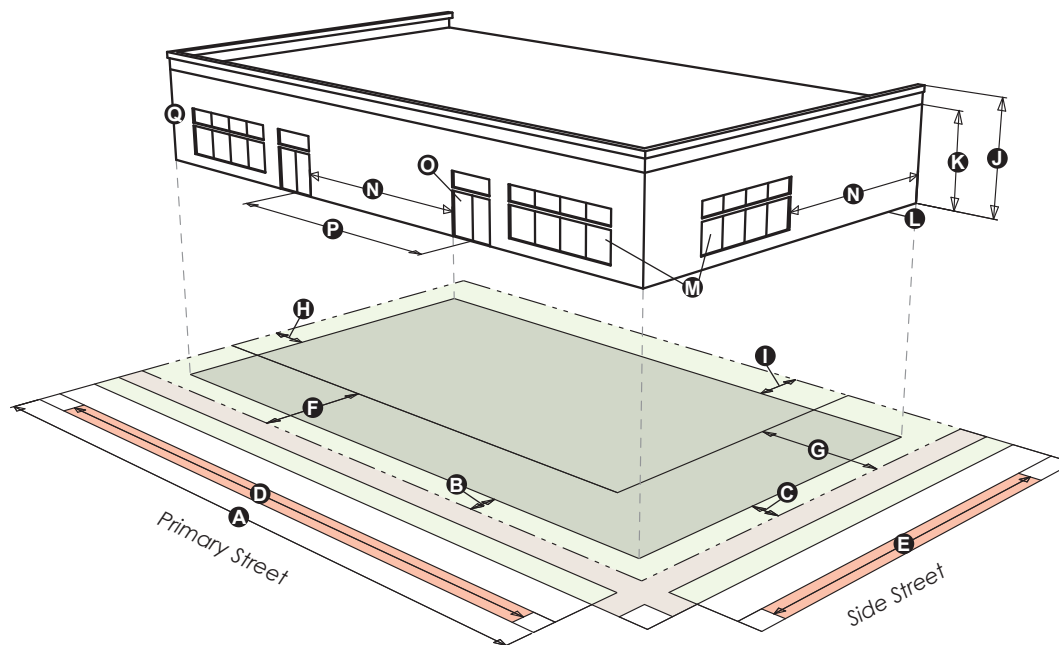




## 6.2.8 SINGLE STORY SHOPFRONT

A building type intended primarily for large format single-story retail. Storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing.

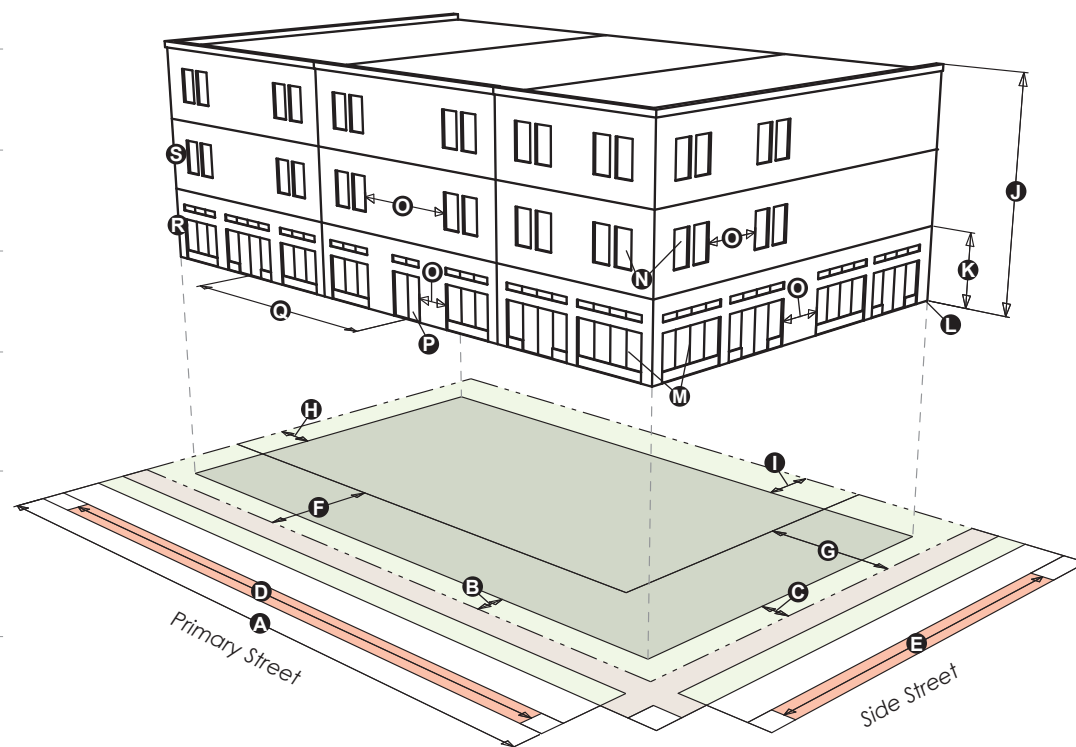
	MX-2	MS-2	CC-2
	MX-3	MS-3	CC-3
<b>LOT</b>			
Area (min)	7,500 ft <sup>2</sup>	5,000 ft <sup>2</sup>	7,500 ft <sup>2</sup>
<b>A</b> Width (min)	75 ft.	50 ft.	75 ft.
Building length (max) MX-2, MS-2, CC-2	na	150 ft.	150 ft.
Building coverage (max)	60%	80%	60%
<b>FRONT SETBACK AREA</b>			
<b>B</b> Primary street (min/max)	0/10 ft.	0/5 ft.	0/75 ft.
<b>C</b> Side street (min/max)	0/10 ft.	0/5 ft.	0/75 ft.
<b>REQUIRED STREET FAÇADE</b>			
<b>D</b> Primary street (min)	65%	85%	65%
<b>E</b> Side street (min)	30%	40%	30%
<b>PARKING SETBACK</b>			
<b>F</b> Primary street (min)	30 ft.	30 ft.	5 ft.
<b>G</b> Side street (min)	10 ft.	5 ft.	5 ft.
<b>SIDE/REAR SETBACKS</b>			
<b>H</b> Side, interior (min)	5 ft.	5 ft.	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>HEIGHT</b>			
<b>J</b> Stories (max)	1	1	1
<b>K</b> Feet (max)	30 ft.	30 ft.	30 ft.
<b>L</b> Ground story height (min)	15 ft.	15 ft.	15 ft.
<b>M</b> Ground story elevation (min)	0 in.	0 in.	0 in.
<b>BUILDING FAÇADE</b>			
<b>N</b> Ground story transparency (min)	35%	65%	35%
<b>O</b> Blank wall area (max)	50 ft.	20 ft.	50 ft.
<b>P</b> Street facing entrance required	yes	yes	yes
<b>Q</b> Street entrance spacing (min)	na	50 ft.	na
<b>ALLOWED USE</b>			
<b>Q</b> Ground story	Civic, Commerce (see Sec. 6.4)		



## 6.2.9 SHOPFRONT

A building type intended primarily for ground floor retail and upper-story residential or offices uses. Large storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Each ground floor unit has a street facing entrance spaced at regular intervals along the street edge.

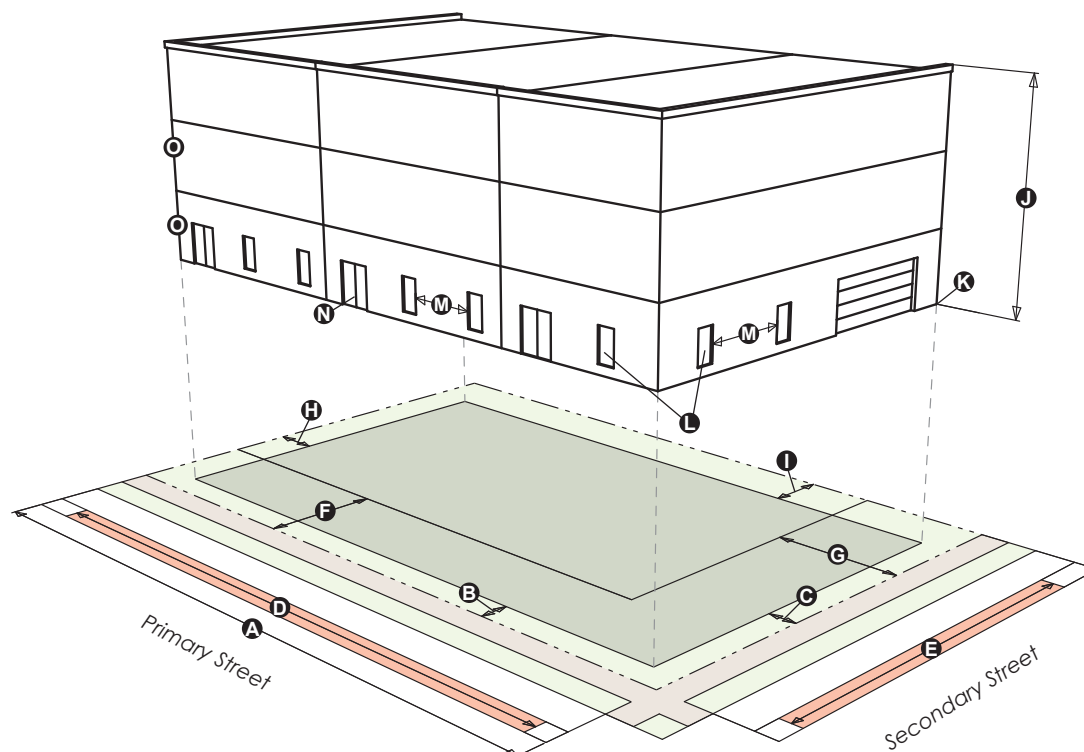
	RMX-2 MX-2	RMX-3 MX-3	MS-2	MS-3	CC-2	CC-3
<b>LOT</b>						
Area (min)	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>
<b>A</b> Width (min)	75 ft.	75 ft.	75 ft.	75 ft.	75 ft.	75 ft.
Building length (max)	150 ft.	150 ft.	150 ft.	150 ft.	150 ft.	150 ft.
Building coverage (max)	60%	60%	80%	80%	60%	60%
<b>FRONT SETBACK AREA</b>						
<b>B</b> Primary street (min/max)	0/10 ft.	0/10 ft.	0/5 ft.	0/5 ft.	0/75 ft.	0/75 ft.
<b>C</b> Side street (min/max)	0/10 ft.	0/10 ft.	0/5 ft.	0/5 ft.	0/75 ft.	0/75 ft.
<b>REQUIRED STREET FAÇADE</b>						
<b>D</b> Primary street (min)	65%	65%	85%	85%	65%	65%
<b>E</b> Side street (min)	30%	30%	40%	40%	30%	30%
<b>PARKING SETBACK</b>						
<b>F</b> Primary street (min)	30 ft.	30 ft.	30 ft.	30 ft.	5 ft.	5 ft.
<b>G</b> Side street (min)	10 ft.	10 ft.	5 ft.	5 ft.	5 ft.	5 ft.
<b>SIDE/REAR SETBACKS</b>						
<b>H</b> Side, interior (min)	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>HEIGHT</b>						
<b>J</b> Stories (max)	2	3	2	3	2	3
<b>J</b> Feet (max)	40 ft.	50 ft.	40 ft.	50 ft.	40 ft.	50 ft.
<b>K</b> Ground story height (min)	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
<b>L</b> Ground story elevation (min)	0 in.	0 in.	0 in.	0 in.	0 in.	0 in.
<b>BUILDING FAÇADE</b>						
<b>M</b> Ground story transparency (min)	60%	60%	65%	65%	60%	60%
<b>N</b> Upper story transparency (min)	20 %	20 %	20%	20%	20%	20%
<b>O</b> Blank wall area (max)	30 ft.	30 ft.	20 ft.	20 ft.	30 ft.	30 ft.
<b>P</b> Street facing entrance required	yes	yes	yes	yes	yes	yes
<b>Q</b> Street entrance spacing	na	na	50 ft.	50 ft.	na	na
<b>ALLOWED USE</b>						
<b>R</b> Ground story	Civic, Commerce (see Sec. 6.4)					
<b>S</b> Upper story, RMX-	Residential only (see Sec. 6.4)					
<b>S</b> Upper story, all other districts	Civic, Residential, Commerce (see Sec. 6.4)					



## 6.2.10 WORKSHOP

A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible building entrances should face the street. Ground floor transparency is limited due the intensive nature of the work inside. May include bay doors for vehicles.

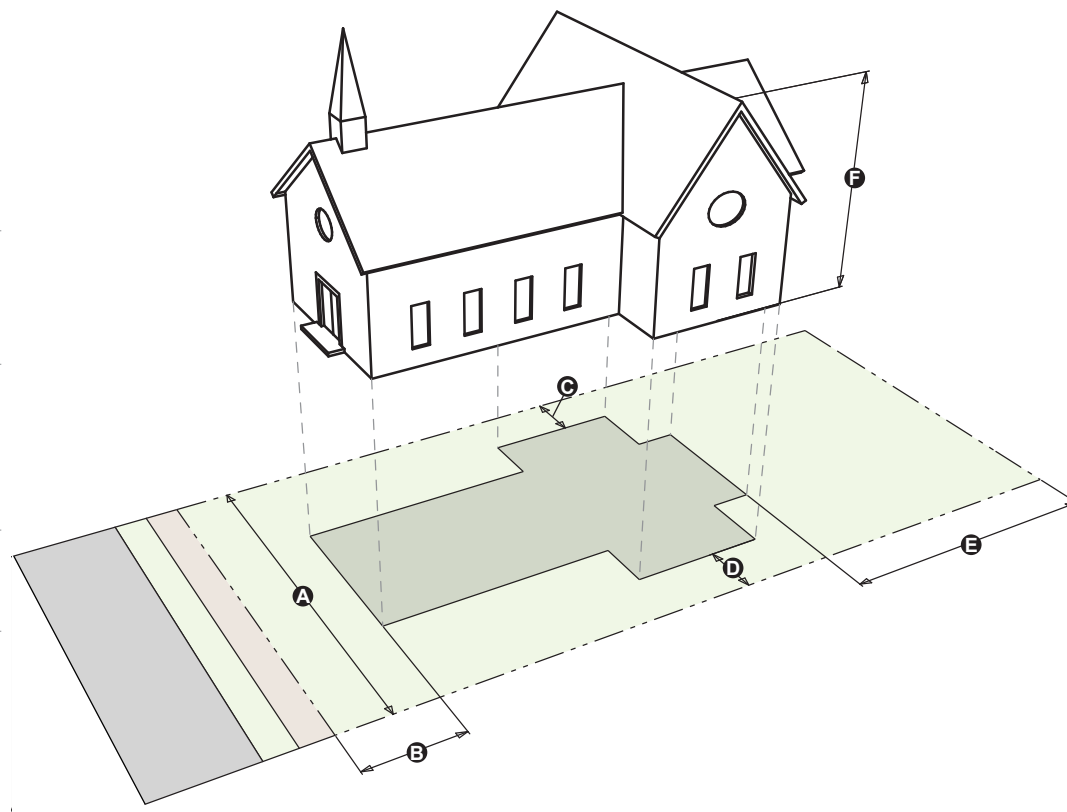
LOT		IL
	Area (min)	7,500 ft <sup>2</sup>
<b>A</b>	Width (min)	75 ft.
	Building coverage (max)	60%
FRONT SETBACK AREA		
<b>B</b>	Primary street (min/max)	0/30 ft.
<b>C</b>	Side street (min/max)	0/30 ft.
REQUIRED STREET FAÇADE		
<b>D</b>	Primary street (min)	65%
<b>E</b>	Side street (min)	30%
PARKING SETBACK		
<b>F</b>	Primary street (min)	30 ft.
<b>G</b>	Side street (min)	5 ft.
SIDE/REAR SETBACKS		
<b>H</b>	Side, interior (min)	5 ft.
<b>I</b>	Rear (min)	3 or 20+ ft.
HEIGHT		
<b>J</b>	Stories (max)	3
<b>J</b>	Feet (max)	50 ft.
<b>K</b>	Ground story elevation (min)	0 in.
BUILDING FAÇADE		
<b>L</b>	Ground story transparency (min)	30%
<b>M</b>	Ground story blank wall area (max)	50 ft.
<b>N</b>	Street facing entrance required	yes
ALLOWED USE		
<b>O</b>	All stories	Civic, Commerce, Light Industrial (see Sec. 6.4)



### 6.2.11 CIVIC

A building type containing community or public uses that serve the surrounding community. Civic buildings are usually sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.

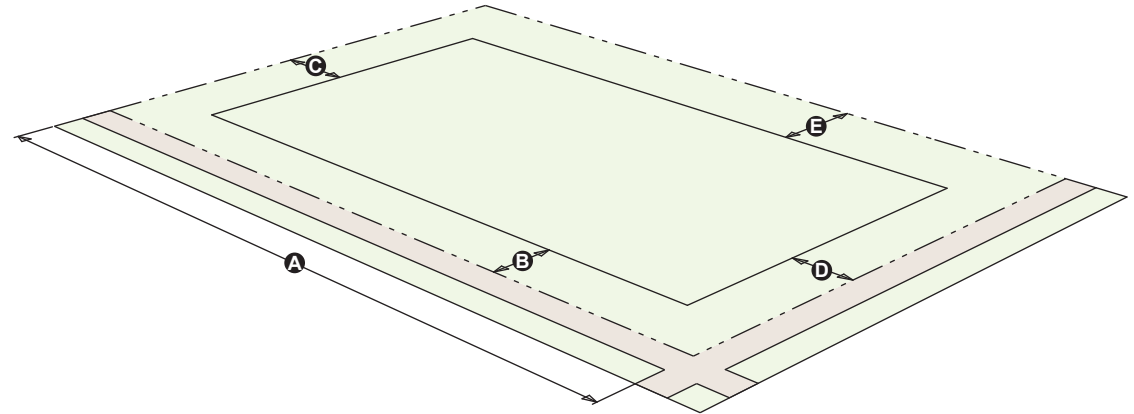
	RS-10, RS-6, RS-3, RT-2,	RMX-2, MX-2, MS-2, CC-2	RM-3 RMX-3, MX-3, MS-3, CC-3, IL
<b>LOT</b>			
Area (min)	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>
<b>A</b> Width (min)	75 ft.	75 ft.	75 ft.
Building coverage (max)	55%	60%	60%
<b>SETBACKS</b>			
<b>B</b> Front (min)	20 ft.	20 ft.	20 ft.
<b>C</b> Side, interior (min)	5 ft.	5 ft.	5 ft.
<b>D</b> Side, street (min)	10 ft.	10 ft.	10 ft.
<b>E</b> Rear (min)	20 ft.	20 ft.	20 ft.
<b>HEIGHT</b>			
<b>F</b> Stories (max)	2	2	3
<b>F</b> Feet (max)	50 ft.	50 ft.	60 ft.
<b>ALLOWED USE</b>			
All stories	Civic only (see Sec. 6.4)		



## 6.2.12 OPEN LOT

An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate commercial surface parking lots.

All Districts	
<b>LOT</b>	
Area (min)	2,000 ft <sup>2</sup>
<b>A</b> Width (min)	20 ft.
Building coverage (max)	5%
<b>SETBACKS</b>	
<b>B</b> Front (min)	10 ft.
<b>C</b> Side, interior (min)	10 ft.
<b>D</b> Side, street (min)	10 ft.
<b>E</b> Rear (min)	10 ft.
<b>HEIGHT</b>	
Feet (max)	35 ft.
<b>ALLOWED USE</b>	
Park, Open Space, Utilities (see Sec. 6.4)	

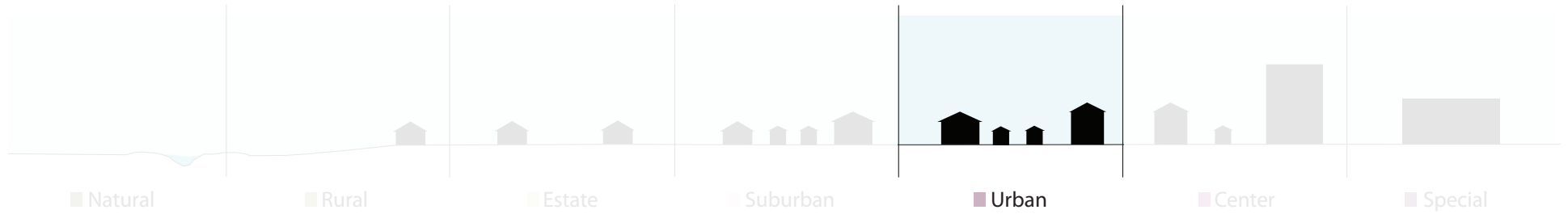


## Sec. 6.3 Streets and Blocks

See Article 11

## Sec. 6.4 Uses

		RS-15	RS-10	RS-6	RT-2	RM-3	RMX-2	RMX-3	MX-2	MX-3	MS-2	MS-3	CC-2	CC-3	IL	CD	CON	RC	RM-H	IH	Use Standard
RESIDENTIAL	All household living, except as listed below:	■	■	■														■			
	Attached living				■	■	■	■	■	■			■	■							
	Multifamily dwelling					■	■	■	■	■			■	■							
	Upper-story residential						■	■	■	■	■	■	■	■	■						
	Live-work						■	■	■	■	■	■	■	■	■						
	Mobile home																		■		
	Group living	□	□	□	□	□	■	■	■	■	■	■	■	■	□			□			
	Social service								□	□			□	□	□						
PUBLIC	Civic	□	□	□	□	□	□	□	■	■	□	□	■	■	□	■		□			
	Parks & open space	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
	Minor utilities	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
	Major utilities	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□		■	
COMMERCE	Commercial parking						□	□	□	□	□	□	□	□	□					■	
	Day care	□	□	□	□	□	■	■	■	■	■	■	■	■	■			□			
	Indoor recreation						□	□	■	■	■	■	■	■	■						
	Medical						■	■	■	■	■	■	■	■	■						
	Office						■	■	■	■	■	■	■	■	■						
	All outdoor recreation, except as listed below:												□	□	□						
	Campground, travel trailer park, RV park												□	□	□		□				
	Horse stable, riding academy equestrian center								□	□			□	□	□		□				
	Overnight lodging						■	■	■	■	■	■	■	■	■						
	Passenger terminal						□	□	■	■	□	□	■	■	■						
	All personal service, except as listed below:						■	■	■	■	■	■	■	■							
	Animal care						■	■	■	■	■	■	■	■							
	Restaurant/Bar						■	■	■	■	■	■	■	■							
	All retail sales						■	■	■	■	■	■	■	■							
	Vehicle sales						■	■	■	■	■	■	■	■							
	Water-oriented														■		□			■	
FABRICATION	Light industrial								■	■			■	■	■					■	
	Light manufacturing								■	■			■	■	■					■	
	Research & development								■	■			■	■	■					■	
	Self-service storage								■	■			■	■	■					■	
	Vehicle service						□	□	■	■	□	□	■	■	■					■	
INDUSTRIAL	Heavy industrial																			■	
	Warehouse & distribution														□					■	
	Waste-related service														□					■	
	Wholesale trade														□					■	
OPEN	Agriculture																■				
	Resource Extraction																			■	



## ARTICLE 7. URBAN



## Sec. 7.1 Urban Context



### General Character

The urban context area is a medium-density area of a city with both residential and commercial uses. Residential buildings include both single family detached and multifamily attached types such as a row houses, and apartments. Commercial activity is concentrated along major roadways and at neighborhood nodes. There is moderate pedestrian and transit activity. Urban generally serves as a transition between urban and center context areas.

### Streets, Blocks and Access

Streets and rights-of-way are a mid-sized width. A regular pattern of mid-sized blocks are framed by a rectilinear grid of streets. Alleys are consistently present. Blocks include a variety of attached and detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback. Residential and commercial access is typically via an alley or shared drive to a surface parking lot.

### Building Height, Placement and Coverage

Residential and commercial buildings are between 1-3 stories in height. Residential buildings are close to the street with small-scale yards

defined either by low fences or hedges. Commercial buildings typically have either build-to requirements with parking at the rear and side of the building or front setbacks deep enough to allow for a mix of landscaping and parking or. Building coverage of the lot is relatively high for both residential and commercial uses.

### Parking and Mobility

Parking is provided on-street and in surface lots. Surface parking is located to the front and side of buildings. In street design, equal priority is given to pedestrians and automobiles. There is access to multiple modes of transportation and frequent pedestrian activity.

### Districts

The urban context allows for a wide variety of residential, mixed use, and commercial districts at urban intensities. Special purpose districts include Community, Conservation, Manufactured Home Park and Industrial Heavy.

# Sec. 7.2 Building Types

## URBAN

### RESIDENTIAL

	Single-Family House	Side Yard House	Attached House	Row House	Apartment House	Apartment	General	Single-Story Shopfront	Shopfront	Workshop	Civic	Open Lot
Single-Family -6 (RS-6)	■	■									■	■
Single-Family-3 (RS-3)	■	■	■								■	■
Two-Family-2 (RT-2)	■	■	■								■	■
Multifamily-3 (RM-3)	■	■	■	■	■	■					■	■

### MIXED USE

Residential Mixed Use-2 (RMX-2)				■	■	■			■		■	■
Residential Mixed Use-3 (RMX-3)				■	■	■			■		■	■
Mixed Use-2 (MX-2)				■	■	■	■	■	■		■	■
Mixed Use-3 (MX-3)				■	■	■	■	■	■		■	■
Main Street-2 (MS-2)								■	■		■	■
Main Street-3 (MS-3)								■	■		■	■

### COMMERCIAL

Commercial Corridor-2 (CC-2)				■	■	■	■	■	■		■	■
Commercial Corridor-3 (CC-3)				■	■	■	■	■	■		■	■
Industrial Light (IL)							■			■	■	■

### SPECIAL PURPOSE

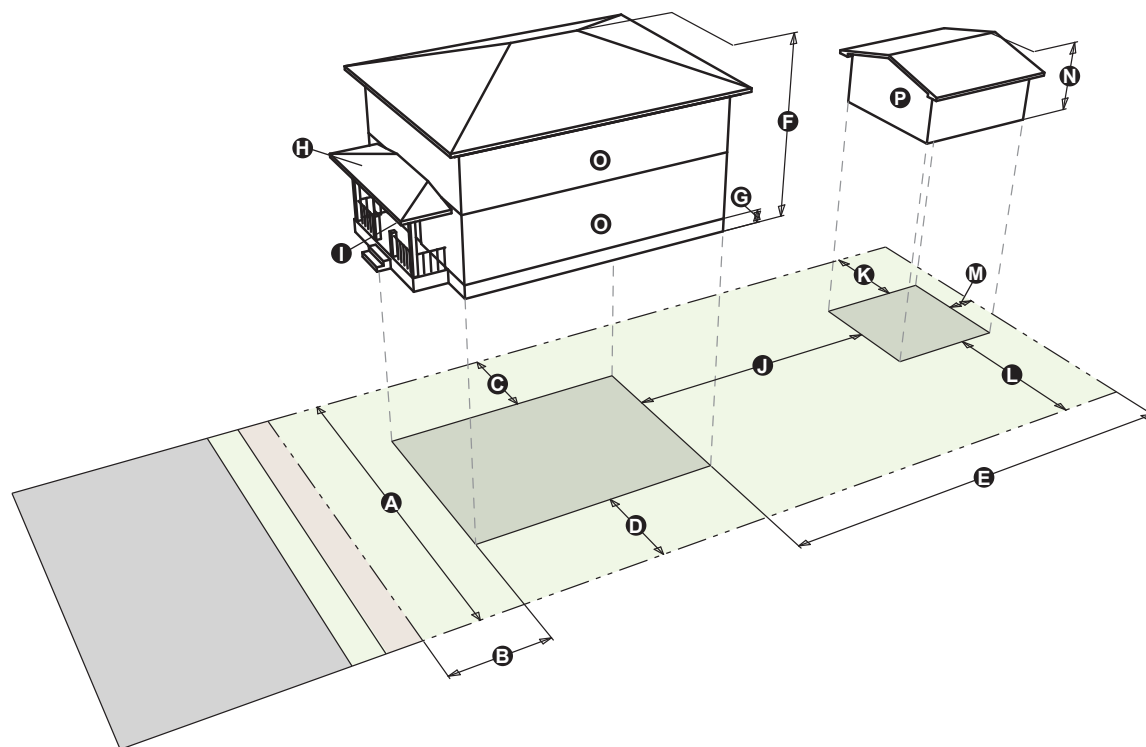
Community (CD)												
Conservation (CON)												
Manufactured Home Park (RM-H)												
Industrial Heavy (IH)												

SEE ARTICLE 9

## 7.2.1 SINGLE-FAMILY HOUSE

A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides.

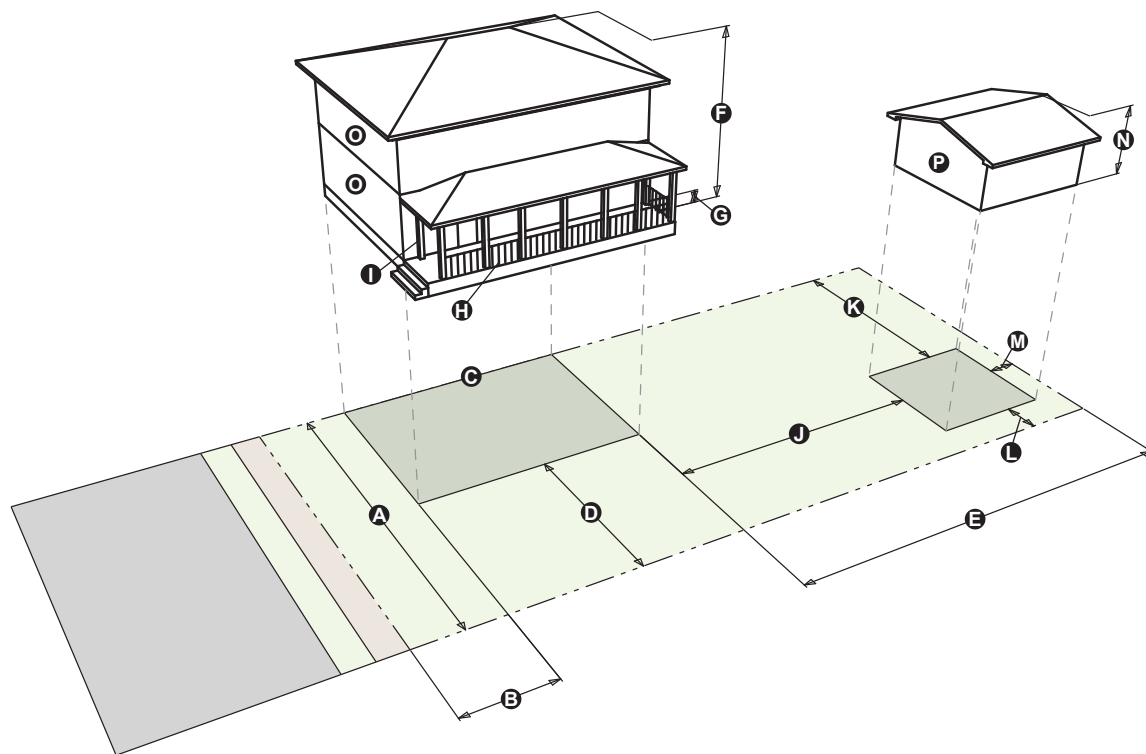
	RS-6	RS-3	RT-2	RM-3
<b>LOT</b>				
Area (min)	6,000 ft <sup>2</sup>	3,000 ft <sup>2</sup>	2,500 ft <sup>2</sup>	2,500 ft <sup>2</sup>
<b>A</b> Width (min)	45 ft.	30 ft.	25 ft.	25 ft.
Building coverage (max)	60%	65%	65%	70%
<b>SETBACKS</b>				
<b>B</b> Front (min)	20 ft.	15 ft.	15 ft.	15 ft.
<b>C</b> Side, interior (min)	5 ft.	5 ft.	3 ft.	3 ft.
<b>D</b> Side, street (min)	10 ft.	10 ft.	10 ft.	10 ft.
<b>E</b> Rear (min)	20 ft.	15 ft.	15 ft.	15 ft.
<b>HEIGHT</b>				
<b>F</b> Stories (max)	2	2	2	3
<b>F</b> Feet (max)	40 ft.	40 ft.	40 ft.	50 ft.
<b>G</b> Ground story elevation (min)	18 in.	18 in.	18 in.	18 in.
<b>BUILDING FACADE</b>				
<b>H</b> Front porch required	yes	yes	yes	yes
<b>I</b> Street facing entrance required	yes	yes	yes	yes
<b>ACCESSORY STRUCTURE SETBACKS</b>				
<b>J</b> Separation from primary structure (min)	10 ft.	10 ft.	10 ft.	10 ft.
<b>K</b> Side, interior (min)	5 ft.	5 ft.	3 ft.	3 ft.
<b>L</b> Side, street (min)	10 ft.	10 ft.	10 ft.	10 ft.
<b>M</b> Rear, abutting common lot line (min)	5 ft.	5 ft.	5 ft.	5 ft.
<b>M</b> Rear, abutting alley (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>ACCESSORY STRUCTURE HEIGHT</b>				
<b>N</b> Stories (max)	2	2	2	2
<b>N</b> Feet (max)	30 ft.	30 ft.	30 ft.	30 ft.
<b>ALLOWED USE</b>				
<b>O</b> All stories	Residential (see Sec. 7.4)			
<b>P</b> Accessory structure	Accessory uses, accessory dwelling (see Sec. 7.4)			



## 7.2.2 SIDE YARD HOUSE

A building type containing one principal dwelling unit typically located on a single lot with private yards on three sides. A side yard house has only a single yard comprising the equivalent of the two side yards of a single-family house.

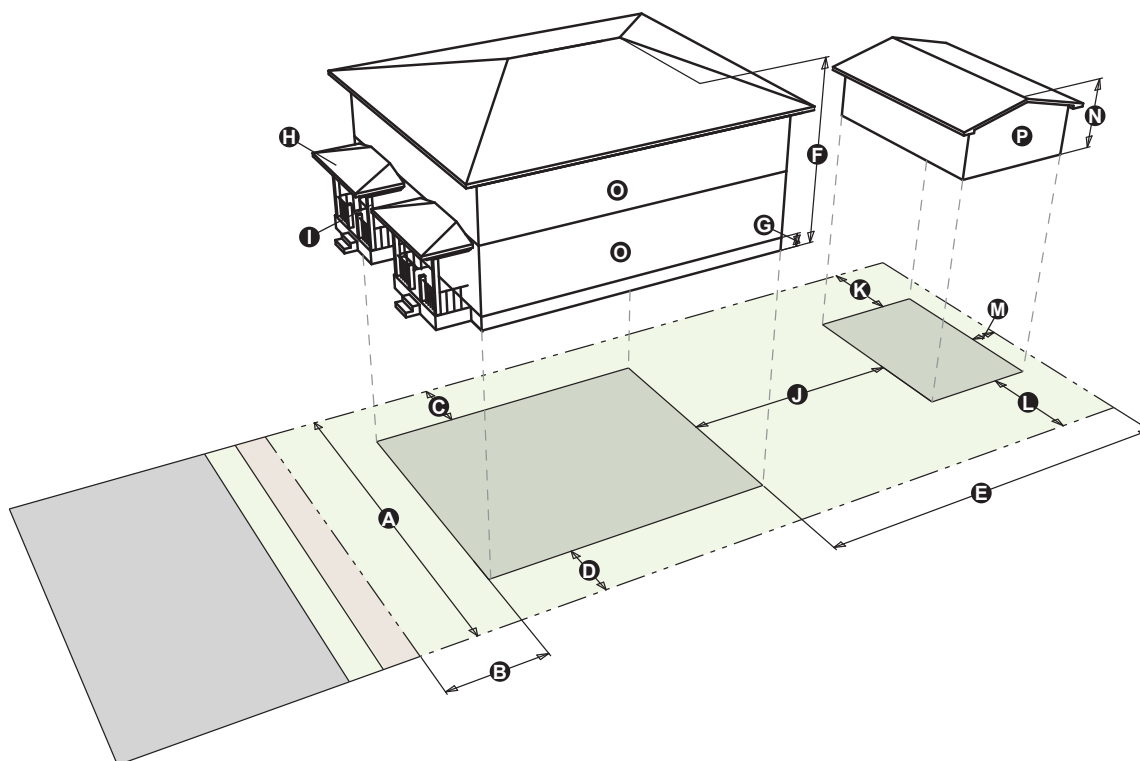
	RS-6	RS-3	RT-2	RM-3
<b>LOT</b>				
Area (min)	6,000 ft <sup>2</sup>	3,000 ft <sup>2</sup>	2,500 ft <sup>2</sup>	2,500 ft <sup>2</sup>
<b>A</b> Width (min)	45 ft.	30 ft.	25 ft.	25 ft.
Building coverage (max)	60%	65%	65%	70%
<b>SETBACKS</b>				
<b>B</b> Front (min)	20 ft.	15 ft.	15 ft.	15 ft.
<b>C</b> Side, interior (min)	0 ft.	0 ft.	0 ft.	0 ft.
<b>D</b> Side, street, (min)	10 ft.	10 ft.	10 ft.	10 ft.
<b>D</b> Side, total (min)	10 ft.	10 ft.	6 ft.	6 ft.
<b>E</b> Rear (min)	20 ft.	15 ft.	15 ft.	15 ft.
<b>HEIGHT</b>				
<b>F</b> Stories (max)	2	2	2	3
<b>F</b> Feet (max)	40 ft.	40 ft.	40 ft.	50 ft.
<b>G</b> Ground story elevation (min)	18 in.	18 in.	18 in.	18 in.
<b>BUILDING FACADE</b>				
<b>H</b> Side porch required	yes	yes	yes	yes
<b>I</b> Street facing entrance required	yes	yes	yes	yes
<b>ACCESSORY STRUCTURE SETBACKS</b>				
<b>J</b> Separation from primary structure (min)	10 ft.	10 ft.	10 ft.	10 ft.
<b>K</b> Side, interior (min)	0 ft.	0 ft.	0 ft.	0 ft.
<b>L</b> Side, street (min)	10 ft.	10 ft.	10 ft.	10 ft.
<b>L</b> Side, total (min)	10 ft.	10 ft.	6 ft.	6 ft.
<b>M</b> Rear, abutting common lot line (min)	5 ft.	5 ft.	5 ft.	5 ft.
<b>M</b> Rear, abutting alley (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>ACCESSORY STRUCTURE HEIGHT</b>				
<b>N</b> Stories (max)	2	2	2	2
<b>N</b> Feet (max)	30 ft.	30 ft.	30 ft.	30 ft.
<b>ALLOWED USE</b>				
<b>O</b> All stories	Residential (see Sec. 7.4)			
<b>P</b> Accessory structure	Accessory uses, accessory dwelling (see Sec. 7.4)			



## 7.2.3 ATTACHED HOUSE

A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Units can be located on separate floors, side by side, or back-to-back.

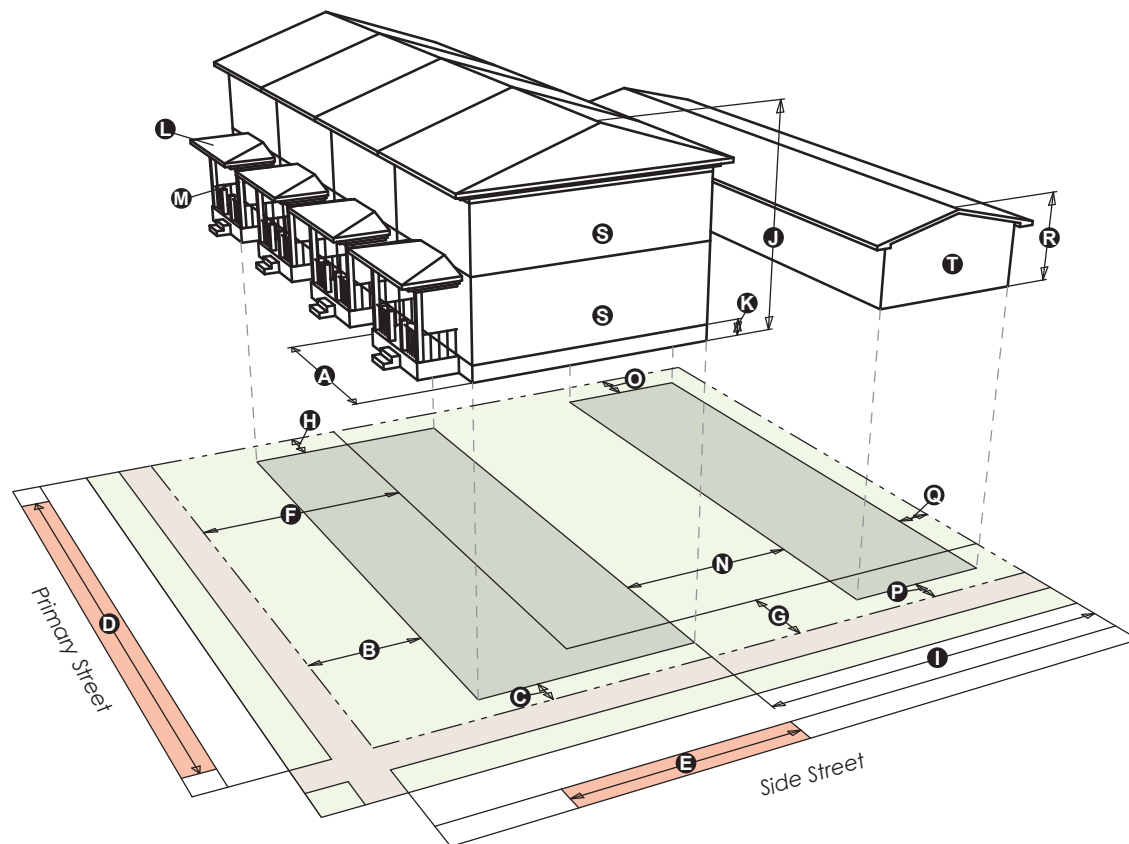
	RS-3	RT-2	RM-3
<b>LOT</b>			
Area (min)	5,000 ft <sup>2</sup>	5,000 ft <sup>2</sup>	4,000 ft <sup>2</sup>
<b>A</b> Width (min)	50 ft.	50 ft.	40 ft.
Building coverage (max)	65%	65%	70%
<b>SETBACKS</b>			
<b>B</b> Front (min)	15 ft.	15 ft.	15 ft.
<b>C</b> Side, interior (min)	5 ft.	3 ft.	3 ft.
<b>D</b> Side, street (min)	10 ft.	10 ft.	10 ft.
<b>E</b> Rear (min)	15 ft.	15 ft.	15 ft.
<b>HEIGHT</b>			
<b>F</b> Stories (max)	2	2	3
<b>F</b> Feet (max)	40 ft.	40 ft.	50 ft.
<b>G</b> Ground story elevation (min)	18 in.	18 in.	18 in.
<b>BUILDING FACADE</b>			
<b>H</b> Front porch required	yes	yes	yes
<b>I</b> Street facing entrance required	yes	yes	yes
<b>ACCESSORY STRUCTURE</b>			
<b>J</b> Separation from primary structure (min)	10 ft.	10 ft.	10 ft.
<b>K</b> Side, interior (min)	5 ft.	3 ft.	3 ft.
<b>L</b> Side, street (min)	10 ft.	10 ft.	10 ft.
<b>M</b> Rear, abutting common lot line (min)	5 ft.	5 ft.	5 ft.
<b>M</b> Rear, abutting alley (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>ACCESSORY STRUCTURE HEIGHT</b>			
<b>N</b> Stories (max)	2	2	2
<b>N</b> Feet (max)	30 ft.	30 ft.	30 ft.
<b>ALLOWED USE</b>			
<b>O</b> All stories	Residential (see Sec. 7.4)		
<b>P</b> Accessory structure	Accessory uses, accessory dwelling (see Sec. 7.4)		



## 7.2.4 ROW HOUSE

A building type with three or more attached dwelling units consolidated into a single structure. Each unit shares a common side wall or a common floor or ceiling. Units may be stacked vertically, however, no more than one unit is permitted above another unit. Each ground floor unit has its own external street facing entrance

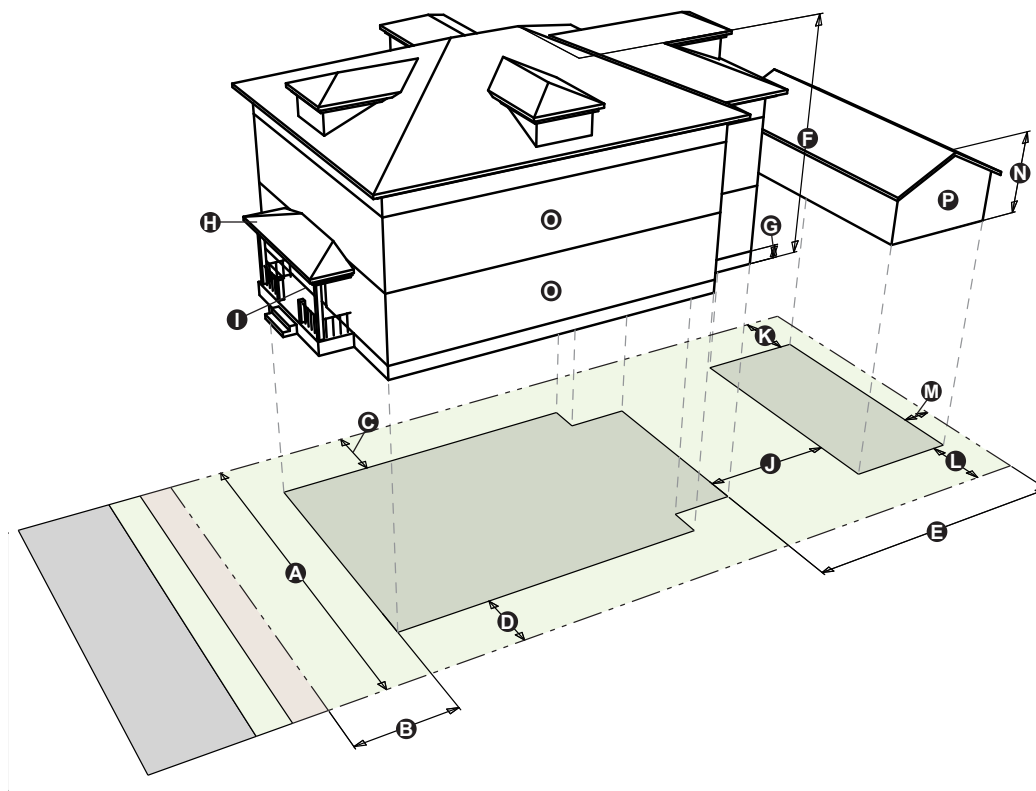
	RMX-2, MX-2	RMX-3, MX-3	CC-2	CC-3
<b>LOT</b>				
Area (min)	1,400 ft <sup>2</sup>	1,400 ft <sup>2</sup>	1,400 ft <sup>2</sup>	1,400 ft <sup>2</sup>
<b>A</b> Unit width (min)	18 ft.	18 ft.	18 ft.	18 ft.
Building length (max)	150 ft.	na	150 ft.	na.
Building coverage (max)	70%	70%	70%	70%
<b>FRONT SETBACK AREA</b>				
<b>B</b> Primary street (min/max)	0/10 ft.	0/10 ft.	0/75 ft.	0/75 ft.
<b>C</b> Side street (min/max)	0/10 ft.	0/10 ft.	0/75 ft.	0/75 ft.
<b>REQUIRED STREET FAÇADE</b>				
<b>D</b> Primary street (min)	75%	75%	75%	75%
<b>E</b> Side street (min)	35%	35%	35%	35%
<b>PARKING SETBACK</b>				
<b>F</b> Primary street (min)	30 ft.	30 ft.	5 ft.	5 ft.
<b>G</b> Side street (min)	10 ft.	10 ft.	5 ft.	5 ft.
<b>SIDE/REAR SETBACKS</b>				
<b>H</b> Side, interior (min)	5 ft.	5 ft.	5 ft.	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>HEIGHT</b>				
<b>J</b> Stories (max)	2	3	2	3
<b>J</b> Feet (max)	40 ft.	50 ft.	40 ft.	50 ft.
<b>K</b> Ground story elevation (min)	18 in.	18 in.	18 in.	18 in.
<b>BUILDING FAÇADE</b>				
<b>L</b> Front porch or stoop required	yes	yes	yes	yes
<b>M</b> Street facing entrance required	yes	yes	yes	yes
<b>ACCESSORY STRUCTURE SETBACKS</b>				
<b>N</b> Separation from primary structure (min)	10 ft.	10 ft.	10 ft.	10 ft.
<b>O</b> Side, interior (min)	5 ft.	5 ft.	5 ft.	5 ft.
<b>P</b> Side, street (min)	10 ft.	10 ft.	10 ft.	10 ft.
<b>Q</b> Rear (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>ACCESSORY STRUCTURE HEIGHT</b>				
<b>R</b> Stories (max)	2	2	2	2
<b>R</b> Feet (max)	30 ft.	30 ft.	30 ft.	30 ft.
<b>ALLOWED USE</b>				
<b>S</b> All stories	Residential (see Sec. 7.4)			
<b>T</b> Accessory structure	Accessory uses, accessory dwelling (see Sec. 7.4)			



## 7.2.5 APARTMENT HOUSE

A building type with three to six attached dwelling units consolidated into a single structure on a single lot. A apartment house is typically located on a single lot, and contains common walls. The building looks like a large single-family house with a single primary entrance. Dwelling units may be situated either wholly or partially over or under other dwelling units.

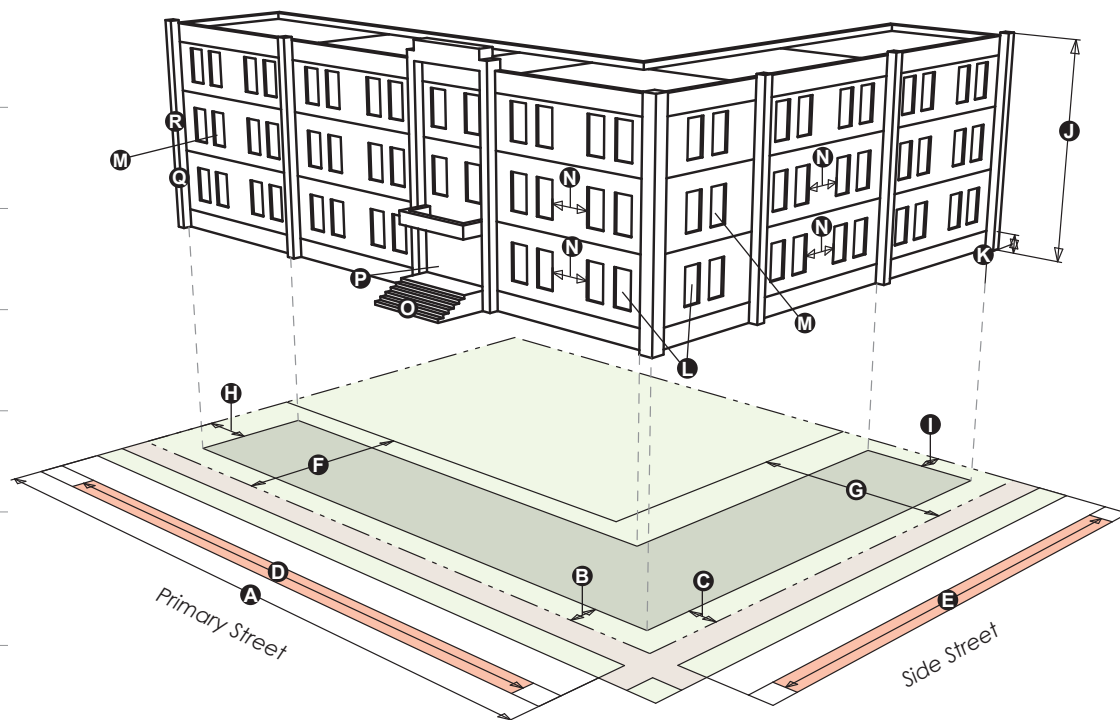
	RMX-2, MX-2	RM-3, RMX-3, MX-3	CC-2	CC-3
<b>LOT</b>				
3 to 4 units				
Area (min)	6,500 ft <sup>2</sup>	6,500 ft <sup>2</sup>	6,500 ft <sup>2</sup>	6,500 ft <sup>2</sup>
<b>A</b> Width (min)	65 ft.	65 ft.	65 ft.	65 ft.
5 to 6 units				
Area (min)	8,000 ft <sup>2</sup>	8,000 ft <sup>2</sup>	8,000 ft <sup>2</sup>	8,000 ft <sup>2</sup>
<b>A</b> Width (min)	80 ft.	80 ft.	80 ft.	80 ft.
Building coverage (max)	70%	70%	70%	70%
<b>SETBACKS</b>				
<b>B</b> Front (min)	15 ft.	15 ft.	15 ft.	15 ft.
<b>C</b> Side, interior (min)	5 ft.	5 ft.	5 ft.	5 ft.
<b>D</b> Side, street (min)	10 ft.	10 ft.	10 ft.	10 ft.
<b>E</b> Rear (min)	15 ft.	15 ft.	15 ft.	15 ft.
<b>HEIGHT</b>				
<b>F</b> Stories (max)	2	3	2	3
<b>F</b> Feet (max)	40 ft.	50 ft.	40 ft.	50 ft.
<b>G</b> Ground story elevation (min)	18 in.	18 in.	18 in.	18 in.
<b>BUILDING FACADE</b>				
<b>H</b> Front porch required	yes	yes	yes	yes
<b>I</b> Street facing entrance required	yes	yes	yes	yes
<b>ACCESSORY STRUCTURE SETBACKS</b>				
<b>J</b> Separation from primary structure (min)	10 ft.	10 ft.	10 ft.	10 ft.
<b>K</b> Side, interior (min)	5 ft.	5 ft.	5 ft.	5 ft.
<b>L</b> Side, street (min)	10 ft.	10 ft.	10 ft.	10 ft.
<b>M</b> Rear, abutting common lot line (min)	5 ft.	5 ft.	5 ft.	5 ft.
<b>M</b> Rear, abutting alley (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>ACCESSORY STRUCTURE HEIGHT</b>				
<b>N</b> Stories (max)	1	1	1	1
<b>N</b> Feet (max)	18 ft.	18 ft.	18 ft.	18 ft.
<b>ALLOWED USE</b>				
<b>O</b> All stories	Residential (see Sec. 7.4)			
<b>P</b> Accessory structure	Accessory uses (see Sec. 7.4)			



## 7.2.6 APARTMENT

A building type containing three or more dwelling units consolidated into a single structure. An apartment contains common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.

	RMX-2, MX-2	RM-3, RMX-3, MX-3	CC-2	CC-3
<b>LOT</b>				
Area (min)	6,500 ft <sup>2</sup>	6,500 ft <sup>2</sup>	6,500 ft <sup>2</sup>	6,500 ft <sup>2</sup>
<b>A</b> Width (min)	65 ft.	65 ft.	65 ft.	65 ft.
Building Length (max)	150 ft.	na	150 ft.	na
Building coverage (max)	70%	70%	70%	70%
<b>FRONT SETBACK AREA</b>				
<b>B</b> Primary street (min/max)	0/10 ft.	0/10 ft.	0/75 ft.	0/75 ft.
<b>C</b> Side street (min/max)	0/10 ft.	0/10 ft.	0/75 ft.	0/75 ft.
<b>REQUIRED STREET FAÇADE</b>				
<b>D</b> Primary street (min)	75%	75%	75%	75%
<b>E</b> Side street (min)	35%	35%	35%	35%
<b>PARKING SETBACK</b>				
<b>F</b> Primary street (min)	30 ft.	30 ft.	5 ft.	5 ft.
<b>G</b> Side street (min)	10 ft.	10 ft.	5 ft.	5 ft.
<b>SIDE/REAR SETBACKS</b>				
<b>H</b> Side, interior (min)	5 ft.	5 ft.	5 ft.	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>HEIGHT</b>				
<b>J</b> Stories (max)	2	3	2	3
<b>J</b> Feet (max)	40 ft.	50 ft.	40 ft.	50 ft.
<b>K</b> Ground story elevation (min)	18 in.	18 in.	18 in.	18 in.
<b>BUILDING FAÇADE</b>				
<b>L</b> Ground story transparency (min)	20%	20%	20%	20%
<b>M</b> Upper story transparency (min)	20%	20%	20%	20%
<b>N</b> Blank wall area (max)	30 ft.	30 ft.	30 ft.	30 ft.
<b>O</b> Front porch or stoop required	yes	yes	yes	yes
<b>P</b> Street facing entrance required	yes	yes	yes	yes
<b>ALLOWED USE</b>				
<b>Q</b> Ground story	Residential, Limited Retail (see Sec. 7.4)			
<b>R</b> Upper story	Residential (see Sec. 7.4)			

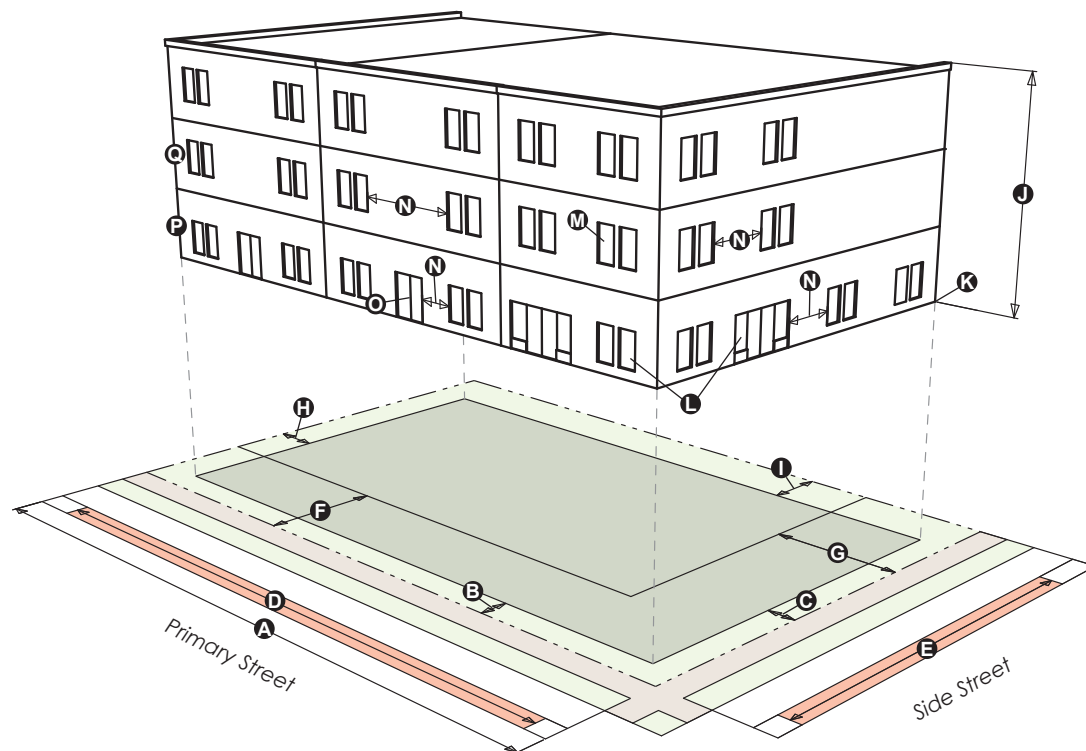




## 7.2.7 GENERAL

A building type intended for ground floor commercial uses with upper-story residential or offices uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.

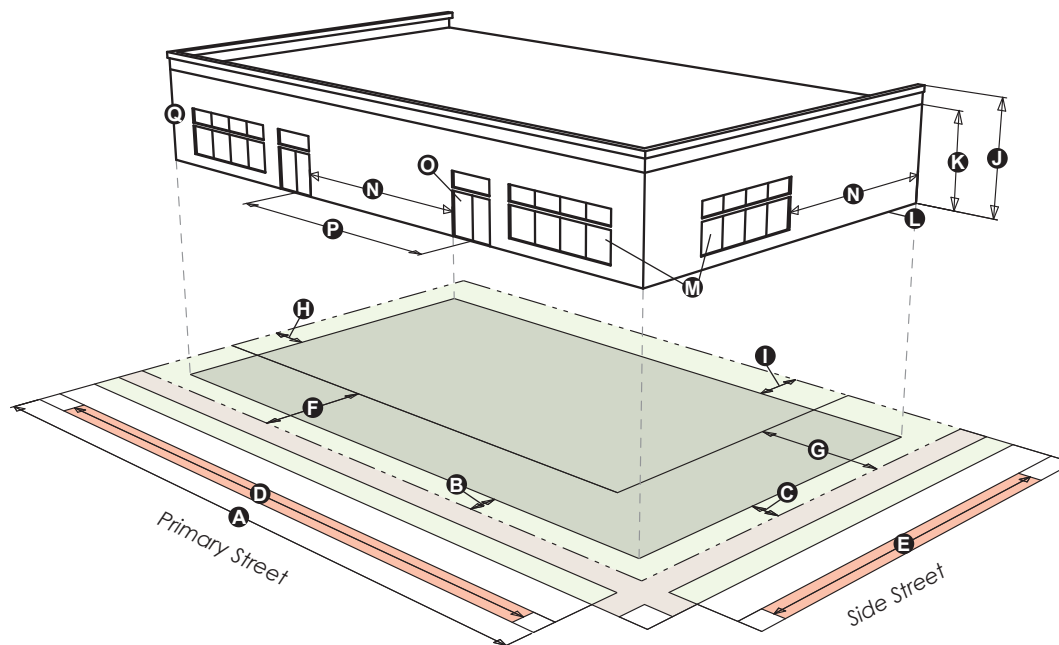
	MX-2	MX-3	CC-2	CC-3	IL
<b>LOT</b>					
Area (min)	6,500 ft <sup>2</sup>	6,500 ft <sup>2</sup>	6,500 ft <sup>2</sup>	6,500 ft <sup>2</sup>	6,500 ft <sup>2</sup>
<b>A</b> Width (min)	65 ft.	65 ft.	65 ft.	65 ft.	65 ft.
Building length (max)	150 ft.	na	150 ft.	na	na
Building coverage (max)	70%	70%	70%	70%	70%
<b>FRONT SETBACK AREA</b>					
<b>B</b> Primary street (min/max)	0/10 ft.	0/10 ft.	0/75 ft.	0/75 ft.	0/10 ft.
<b>C</b> Side street (min/max)	0/10 ft.	0/10 ft.	0/75 ft.	0/75 ft.	0/10 ft.
<b>REQUIRED STREET FAÇADE</b>					
<b>D</b> Primary street (min)	75%	75%	75%	75%	75%
<b>E</b> Side street (min)	35%	35%	35%	35%	35%
<b>PARKING SETBACK</b>					
<b>F</b> Primary street (min)	30 ft.	30 ft.	5 ft.	5 ft.	30 ft.
<b>G</b> Side street (min)	10 ft.	10 ft.	5 ft.	5 ft.	10 ft.
<b>SIDE/REAR SETBACKS</b>					
<b>H</b> Side, interior (min)	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>HEIGHT</b>					
<b>J</b> Stories (max)	2	3	2	3	3
<b>J</b> Feet (max)	40 ft.	50 ft.	40 ft.	50 ft.	50 ft.
<b>K</b> Ground story elevation (min)	0 in.	0 in.	0 in.	0 in.	0 in.
<b>BUILDING FAÇADE</b>					
<b>L</b> Ground story transparency (min)	40%	40%	40%	40%	40%
<b>M</b> Upper story transparency (min)	20%	20%	20%	20%	20%
<b>N</b> Blank wall area (max)	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
<b>O</b> Street facing entrance required	yes	yes	yes	yes	yes
<b>ALLOWED USE</b>					
<b>P</b> Ground story	Civic, Commerce, Light Industrial (see Sec. 7.4)				
<b>Q</b> Upper story	Civic, Residential, Commerce, Light Industrial (see Sec. 7.4)				



## 7.2.8 SINGLE STORY SHOPFRONT

A building type intended primarily for large format single-story retail. Storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing.

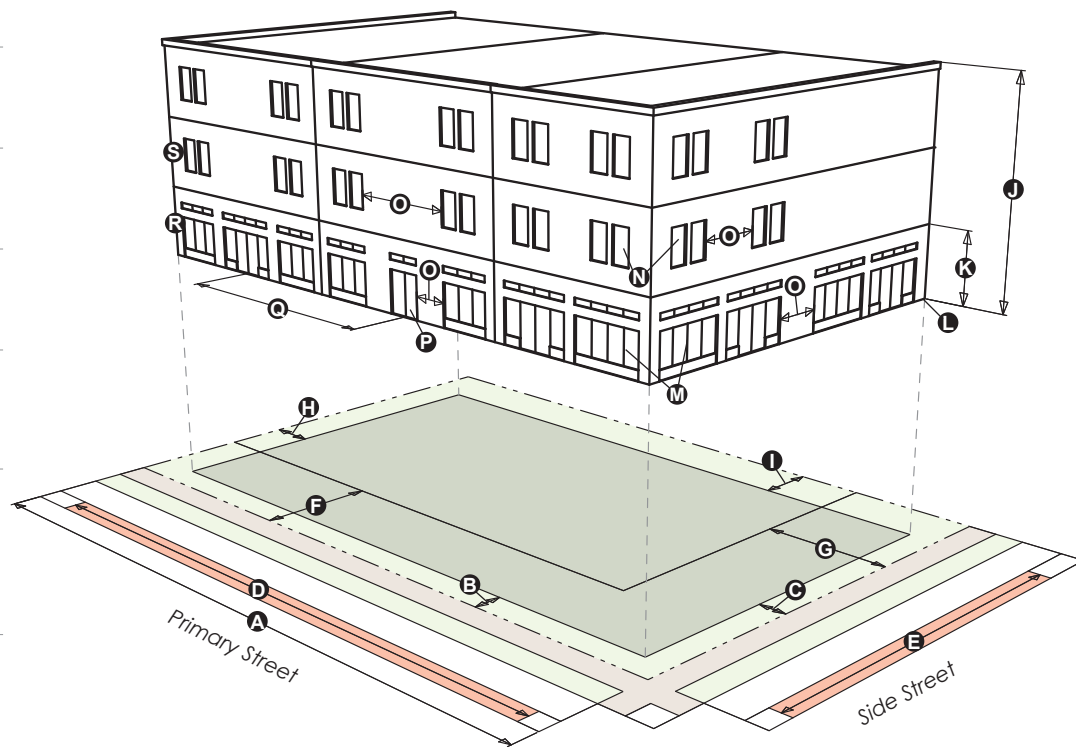
	MX-2	MS-2	CC-2
	MX-3	MS-3	CC-3
<b>LOT</b>			
Area (min)	6,500 ft <sup>2</sup>	5,000 ft <sup>2</sup>	6,500 ft <sup>2</sup>
<b>A</b> Width (min)	65 ft.	50 ft.	60 ft.
Building length (max) MX-2, MS-2, CC-2	150 ft.	150 ft.	150 ft.
Building coverage (max)	70%	80%	70%
<b>FRONT SETBACK AREA</b>			
<b>B</b> Primary street (min/max)	0/10 ft.	0/5 ft.	0/75 ft.
<b>C</b> Side street (min/max)	0/10 ft.	0/5 ft.	0/75 ft.
<b>REQUIRED STREET FAÇADE</b>			
<b>D</b> Primary street (min)	75%	85%	75%
<b>E</b> Side street (min)	35%	40%	35%
<b>PARKING SETBACK</b>			
<b>F</b> Primary street (min)	30 ft.	30 ft.	5 ft.
<b>G</b> Side street (min)	10 ft.	5 ft.	5 ft.
<b>SIDE/REAR SETBACKS</b>			
<b>H</b> Side, interior (min)	5 ft.	5 ft.	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>HEIGHT</b>			
<b>J</b> Stories (max)	1	1	1
<b>K</b> Feet (max)	30 ft.	30 ft.	30 ft.
<b>L</b> Ground story height (min)	15 ft.	15 ft.	15 ft.
<b>M</b> Ground story elevation (min)	0 in.	0 in.	0 in.
<b>BUILDING FAÇADE</b>			
<b>N</b> Ground story transparency (min)	35%	65%	35%
<b>O</b> Blank wall area (max)	50 ft.	20 ft.	50 ft.
<b>P</b> Street facing entrance required	yes	yes	yes
<b>Q</b> Street entrance spacing (min)	na	50 ft.	na
<b>ALLOWED USE</b>			
<b>Q</b> Ground story	Civic, Commerce (see Sec. 7.4)		



## 7.2.9 SHOPFRONT

A building type intended primarily for ground floor retail and upper-story residential or offices uses. Large storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Each ground floor unit has a street facing entrance spaced at regular intervals along the street edge.

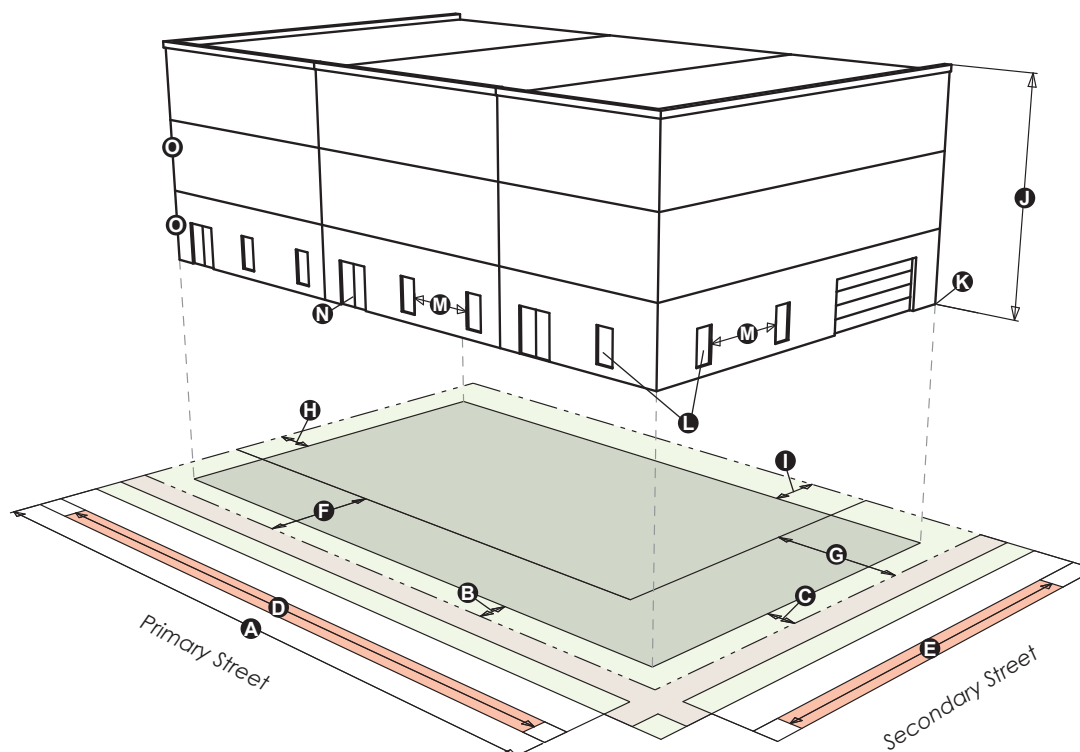
	RMX-2 MX-2	RMX-3 MX-3	MS-2	MS-3	CC-2	CC-3
<b>LOT</b>						
Area (min)	6,500 ft <sup>2</sup>	6,500 ft <sup>2</sup>	5,000 ft <sup>2</sup>	5,000 ft <sup>2</sup>	6,500 ft <sup>2</sup>	6,500 ft <sup>2</sup>
<b>A</b> Width (min)	65 ft.	65 ft.	50 ft.	60 ft.	65 ft.	65 ft.
Building length (max)	150 ft.	na	150 ft.	na	150 ft.	na
Building coverage (max)	70%	70%	80%	80%	70%	70%
<b>FRONT SETBACK AREA</b>						
<b>B</b> Primary street (min/max)	0/10 ft.	0/10 ft.	0/5 ft.	0/5 ft.	0/75 ft.	0/75 ft.
<b>C</b> Side street (min/max)	0/10 ft.	0/10 ft.	0/5 ft.	0/5 ft.	0/75 ft.	0/75 ft.
<b>REQUIRED STREET FAÇADE</b>						
<b>D</b> Primary street (min)	75%	75%	85%	85%	75%	75%
<b>E</b> Side street (min)	35%	35%	40%	40%	35%	35%
<b>PARKING SETBACK</b>						
<b>F</b> Primary street (min)	30 ft.	30 ft.	30 ft.	30 ft.	5 ft.	5 ft.
<b>G</b> Side street (min)	10 ft.	10 ft.	5 ft.	5 ft.	5 ft.	5 ft.
<b>SIDE/REAR SETBACKS</b>						
<b>H</b> Side, interior (min)	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>HEIGHT</b>						
<b>J</b> Stories (max)	2	3	2	3	2	3
<b>J</b> Feet (max)	40 ft.	50 ft.	40 ft.	50 ft.	40 ft.	50 ft.
<b>K</b> Ground story height (min)	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
<b>L</b> Ground story elevation (min)	0 in.	0 in.	0 in.	0 in.	0 in.	0 in.
<b>BUILDING FAÇADE</b>						
<b>M</b> Ground story transparency (min)	60%	60%	65%	65%	60%	60%
<b>N</b> Upper story transparency (min)	20 %	20 %	20%	20%	20%	20%
<b>O</b> Blank wall area (max)	30 ft.	30 ft.	20 ft.	20 ft.	30 ft.	30 ft.
<b>P</b> Street facing entrance required	yes	yes	yes	yes	yes	yes
<b>Q</b> Street entrance spacing	na	na	50 ft.	50 ft.	na	na
<b>ALLOWED USE</b>						
<b>R</b> Ground story	Civic, Commerce (see Sec. 7.4)					
<b>S</b> Upper story, RMX-	Residential only (see Sec. 7.4)					
<b>S</b> Upper story, all other districts	Civic, Residential, Commerce (see Sec. 7.4)					



## 7.2.10 WORKSHOP

A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible building entrances should face the street. Ground floor transparency is limited due the intensive nature of the work inside. May include bay doors for vehicles.

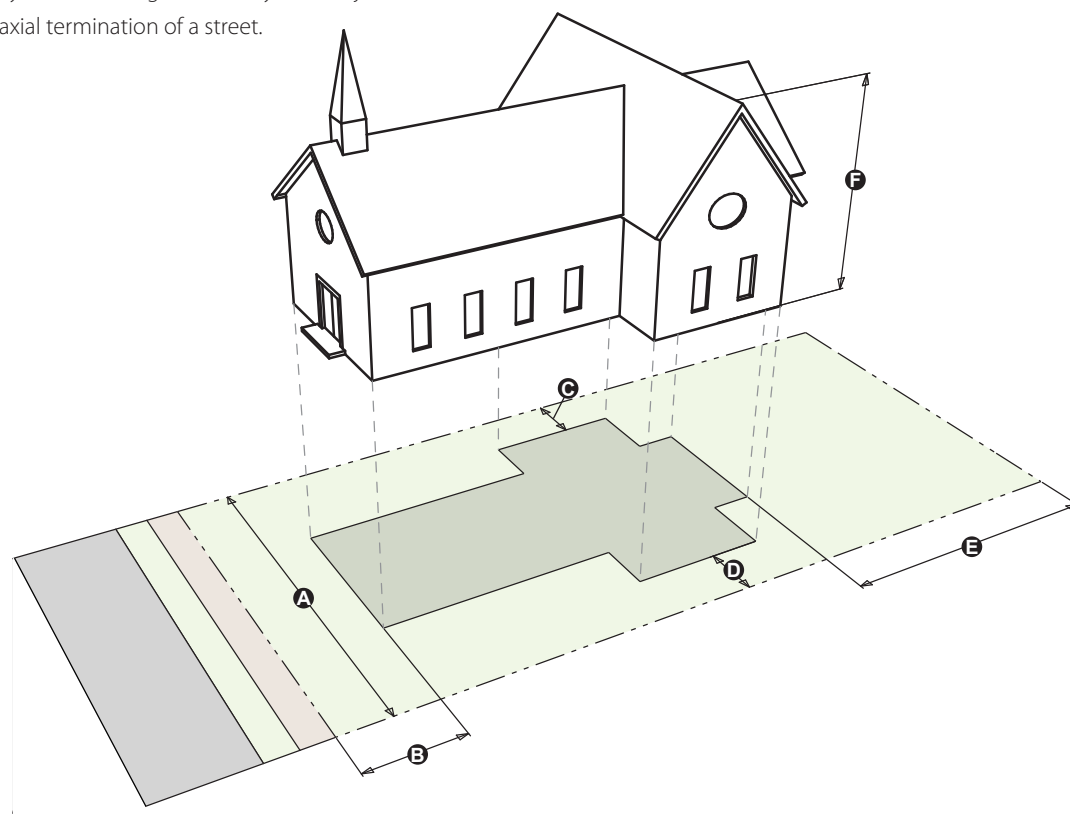
LOT	
Area (min)	6,500 ft <sup>2</sup>
<b>A</b> Width (min)	65 ft.
Building coverage (max)	70%
FRONT SETBACK AREA	
<b>B</b> Primary street (min/max)	0/30 ft.
<b>C</b> Side street (min/max)	0/30 ft.
REQUIRED STREET FAÇADE	
<b>D</b> Primary street (min)	75%
<b>E</b> Side street (min)	35%
PARKING SETBACK	
<b>F</b> Primary street (min)	30 ft.
<b>G</b> Side street (min)	5 ft.
SIDE/REAR SETBACKS	
<b>H</b> Side, interior (min)	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.
HEIGHT	
<b>J</b> Stories (max)	3
<b>J</b> Feet (max)	50 ft.
<b>K</b> Ground story elevation (min)	0 in.
BUILDING FAÇADE	
<b>L</b> Ground story transparency (min)	30%
<b>M</b> Ground story blank wall area (max)	50 ft.
<b>N</b> Street facing entrance required	yes
ALLOWED USE	
<b>O</b> All stories	Civic, Commerce, Light Industrial (see Sec. 7.4)



## 7.2.11 CIVIC

A building type containing community or public uses that serve the surrounding community. Civic buildings are usually sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.

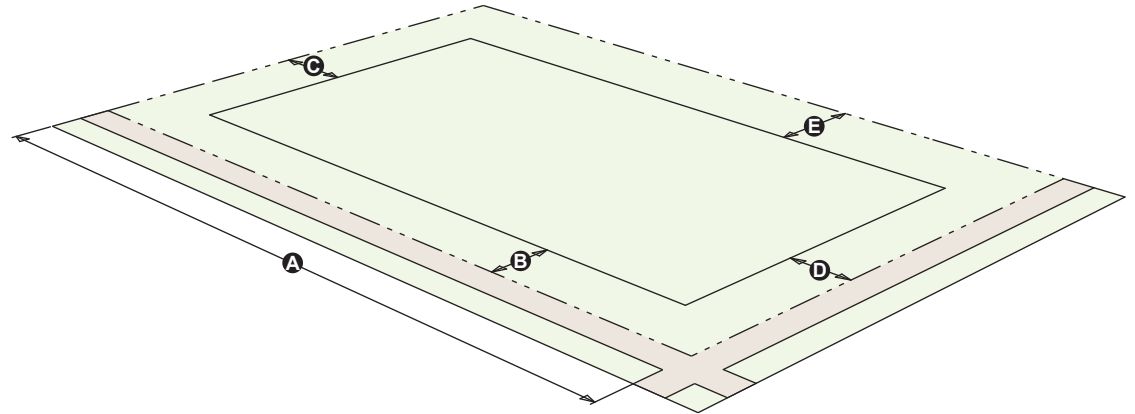
	RS-6, RS-3, RT-2,	RMX-2, MX-2, MS-2, CC-2	RM-3 RMX-3, MX-3, MS-3, CC-3, IL
<b>LOT</b>			
Area (min)	6,500 ft <sup>2</sup>	6,500 ft <sup>2</sup>	6,500 ft <sup>2</sup>
<b>A</b> Width (min)	65 ft.	65 ft.	65 ft.
Building coverage (max)	60%	65%	70%
<b>SETBACKS</b>			
<b>B</b> Front (min)	15 ft.	15 ft.	15 ft.
<b>C</b> Side, interior (min)	5 ft.	5 ft.	5 ft.
<b>D</b> Side, street (min)	10 ft.	10 ft.	10 ft.
<b>E</b> Rear (min)	15 ft.	15 ft.	15 ft.
<b>HEIGHT</b>			
<b>F</b> Stories (max)	2	2	3
<b>F</b> Feet (max)	50 ft.	50 ft.	60 ft.
<b>ALLOWED USE</b>			
All stories	Civic only (see Sec. 7.4)		



## 7.2.12 OPEN LOT

An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open space lots may also be used to accommodate commercial surface parking lots.

All Districts	
<b>LOT</b>	
Area (min)	2,000 ft <sup>2</sup>
<b>A</b> Width (min)	20 ft.
Building coverage (max)	5%
<b>SETBACKS</b>	
<b>B</b> Front (min)	10 ft.
<b>C</b> Side, interior (min)	10 ft.
<b>D</b> Side, street (min)	10 ft.
<b>E</b> Rear (min)	10 ft.
<b>HEIGHT</b>	
Feet (max)	35 ft.
<b>ALLOWED USE</b>	
Park, Open Space, Utilities (see Sec. 7.4)	



## Sec. 7.3 Street and Blocks

see Article 11.

## Sec. 7.4 Uses

		RS-6	RS-3	RT-2	RM-3	RMX-2	RMX-3	MX-2	MX-3	MS-2	MS-3	CC-2	CC-3	IL	CD	CON	RM-H	IH	Use Standard
RESIDENTIAL	All household living, except as listed below:	■	■																
	Attached living			■	■	■	■	■	■			■	■						
	Multifamily dwelling				■	■	■	■	■			■	■						
	Upper-story residential					■	■	■	■	■	■	■	■	■					
	Live-work					■	■	■	■	■	■	■	■	■					
	Mobile home																■		
	Group living	□	□	□	□	■	■	■	■	■	■	■	■	□					
	Social service							□	□			□	□	□					
PUBLIC	Civic	□	□	□	□	□	□	■	■	□	□	■	■	□	■				
	Parks & open space	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
	Minor utilities	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
	Major utilities	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□		■	
COMMERCE	Commercial parking					□	□	□	□	□	□	□	□	□				■	
	Day care	□	□	□	□	■	■	■	■	■	■	■	■	■					
	Indoor recreation					□	□	■	■	■	■	■	■	■					
	Medical					■	■	■	■	■	■	■	■	■					
	Office					■	■	■	■	■	■	■	■	■					
	All outdoor recreation, except as listed below:											□	□	□					
	Campground, travel trailer park, RV park											□	□	□		□			
	Horse stable, riding academy equestrian center							□	□			□	□	□		□			
	Overnight lodging					■	■	■	■	■	■	■	■	■					
	Passenger terminal					□	□	■	■	□	□	■	■	■					
	All personal service, except as listed below:					■	■	■	■	■	■	■	■						
	Animal care					■	■	■	■	■	■	■	■						
	Restaurant/Bar					■	■	■	■	■	■	■	■						
	All retail sales					■	■	■	■	■	■	■	■						
	Vehicle sales					■	■	■	■	■	■	■	■						
	Water-oriented													■		□		■	
FABRICATION	Light industrial							■	■			■	■	■				■	
	Light manufacturing							■	■			■	■	■				■	
	Research & development							■	■			■	■	■				■	
	Self-service storage							■	■			■	■	■				■	
	Vehicle service					□	□	■	■	□	□	■	■	■				■	
INDUSTRIAL	Heavy industrial																	■	
	Warehouse & distribution													□				■	
	Waste-related service													□				■	
	Wholesale trade													□				■	
OPEN	Agriculture															■			
	Resource Extraction																	■	





## ARTICLE 8. CENTER

## Sec. 8.1 Center Context



### General Character

The center context area is a high density area of a city which includes a variety of building types, although buildings are typically mixed use. Residential attached housing types include row houses and apartments. Civic, cultural, commercial, retail and office uses are often present. Attached buildings form a continuous street wall. There is substantial pedestrian and transit activity.

### Streets, Blocks and Access

Streets and rights-of-way are relatively narrow. A regular pattern of small sized blocks are framed by a rectilinear grid of streets. Alleys are consistently present. Sidewalks are detached and trees are located in tree lawns or grates. Building access is typically via an alley or shared drive to a surface parking lot or parking structure.

### Building Height, Placement and Coverage

Buildings are between 1-8 stories in height. Setbacks are shallow and buildings are pulled up to the street, although there may be room for basic landscaping between the building and sidewalk. Building coverage on the lot is relatively high.

### Parking and Mobility

Parking is provided in structures, on-street and in surface lots. Surface parking is located to the rear of buildings. There is a high level of access to multiple transportation modes. Streets accommodate a high level of pedestrian and bicycle usage.

### Districts

The center context allows for a wide variety of multifamily, mixed use, and commercial districts at downtown intensities. Special purpose districts include Community and Conservation.

## Sec. 8.2 Building Types

### CENTER

#### RESIDENTIAL

Multifamily-3 (RM-3)

Multifamily-5 (RM-5)

#### MIXED USE

Residential Mixed Use-3 (RMX-3)

Residential Mixed Use-5 (RMX-5)

Residential Mixed Use-8 (RMX-8)

Mixed Use-3 (MX-3)

Mixed Use-5 (MX-5)

Mixed Use-8 (MX-8)

Main Street-3 (MS-3)

Main Street-5 (MS-5)

Main Street-8 (MS-8)

#### COMMERCIAL

Industrial Light (IL)

#### SPECIAL PURPOSE

Community (CD)

Conservation (CON)



Single-Family House



Side Yard House



Attached House



Row House



Apartment House



Apartment



General



Single-Story Shopfront



Shopfront



Workshop



Civic



Open Lot



## 8.2.1 SINGLE-FAMILY HOUSE

A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides.

### RM-3

#### LOT

Area (min)	2,500 ft <sup>2</sup>
<b>A</b> Width (min)	25 ft.
Building coverage (max)	75%

#### SETBACKS

<b>B</b> Front (min)	15 ft.
<b>C</b> Side, interior (min)	3 ft.
<b>D</b> Side, street (min)	10 ft.
<b>E</b> Rear (min)	15 ft.

#### HEIGHT

<b>F</b> Stories (max)	3
<b>F</b> Feet (max)	50 ft.
<b>G</b> Ground story elevation (min)	18 in.

#### BUILDING FACADE

<b>H</b> Front porch required	yes
<b>I</b> Street facing entrance required	yes

#### ACCESSORY STRUCTURE SETBACKS

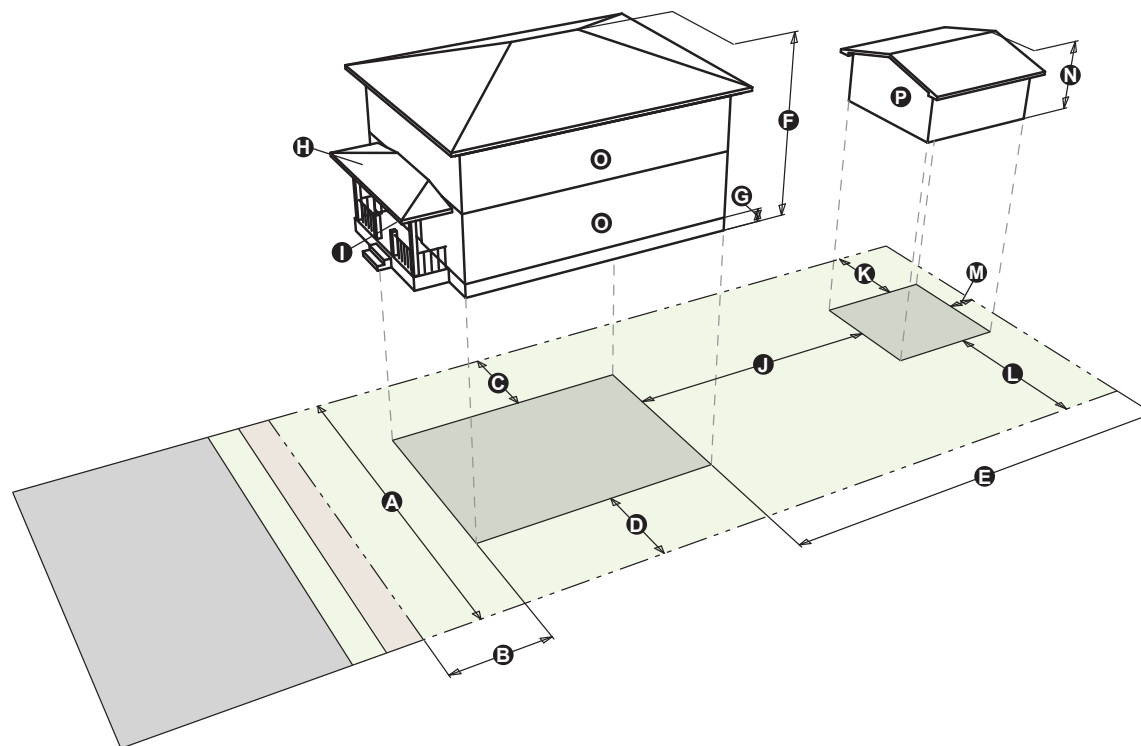
<b>J</b> Separation from primary structure (min)	10 ft.
<b>K</b> Side, interior (min)	3 ft.
<b>L</b> Side, street (min)	10 ft.
<b>M</b> Rear, abutting common lot line (min)	5 ft.
<b>M</b> Rear, abutting alley (min)	3 or 20+ ft.

#### ACCESSORY STRUCTURE HEIGHT

<b>N</b> Stories (max)	2½
<b>N</b> Feet (max)	30 ft.

#### ALLOWED USE

<b>O</b> All stories	Residential (see Sec. 8.4)
<b>P</b> Accessory structure	Accessory uses, accessory dwelling (see Sec. 8.4)



## 8.2.2 SIDE YARD HOUSE

A building type containing one principal dwelling unit typically located on a single lot with private yards on three sides. A side yard house has only a single yard comprising the equivalent of the two side yards of a single-family house.

### RM-3

#### LOT

Area (min)	2,500 ft <sup>2</sup>
<b>A</b> Width (min)	25 ft.
Building coverage (max)	75%

#### SETBACKS

<b>B</b> Front (min)	15 ft.
<b>C</b> Side, interior (min)	0 ft.
<b>D</b> Side, street, (min)	10 ft.
<b>D</b> Side, total (min)	6 ft.
<b>E</b> Rear (min)	15 ft.

#### HEIGHT

<b>F</b> Stories (max)	3
<b>F</b> Feet (max)	50 ft.
<b>G</b> Ground story elevation (min)	18 in.

#### BUILDING FACADE

<b>H</b> Side porch required	yes
<b>I</b> Street facing entrance required	yes

#### ACCESSORY STRUCTURE SETBACKS

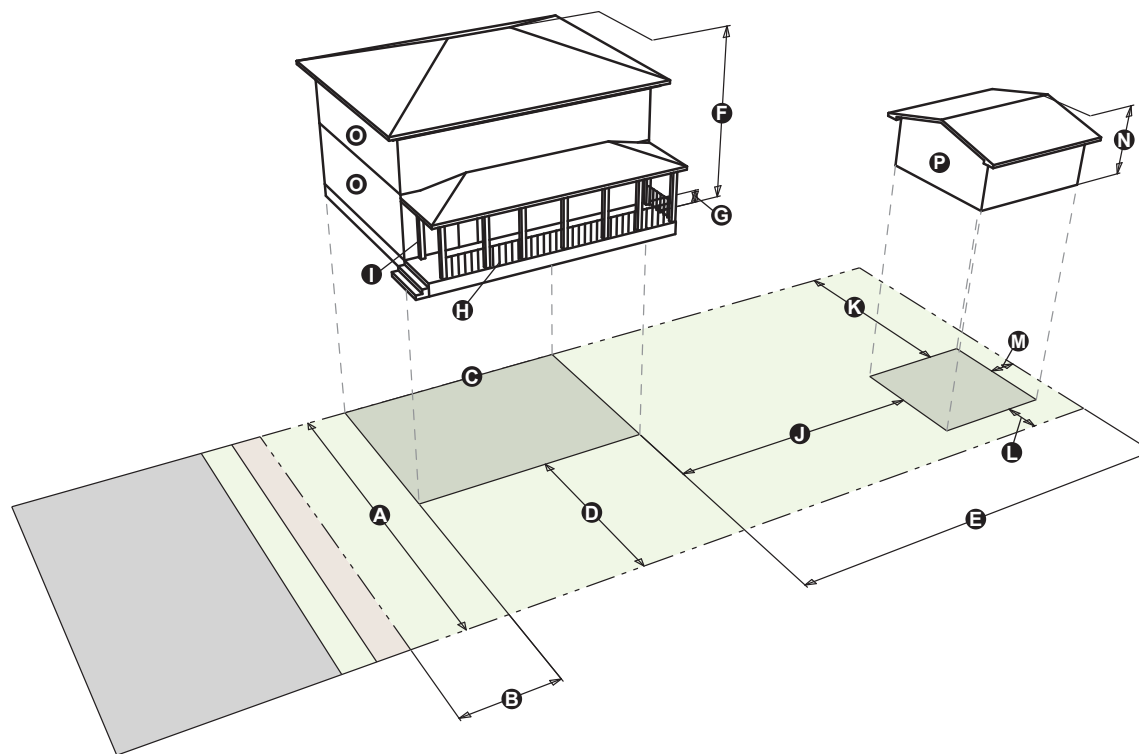
<b>J</b> Separation from primary structure (min)	10 ft.
<b>K</b> Side, interior (min)	0 ft.
<b>L</b> Side, street (min)	10 ft.
<b>L</b> Side, total (min)	6 ft.
<b>M</b> Rear, abutting common lot line (min)	5 ft.
<b>M</b> Rear, abutting alley (min)	3 or 20+ ft.

#### ACCESSORY STRUCTURE HEIGHT

<b>N</b> Stories (max)	2½
<b>N</b> Feet (max)	30 ft.

#### ALLOWED USE

<b>O</b> All stories	Residential (see Sec. 8.4)
<b>P</b> Accessory structure	Accessory uses, accessory dwelling (see Sec. 8.4)

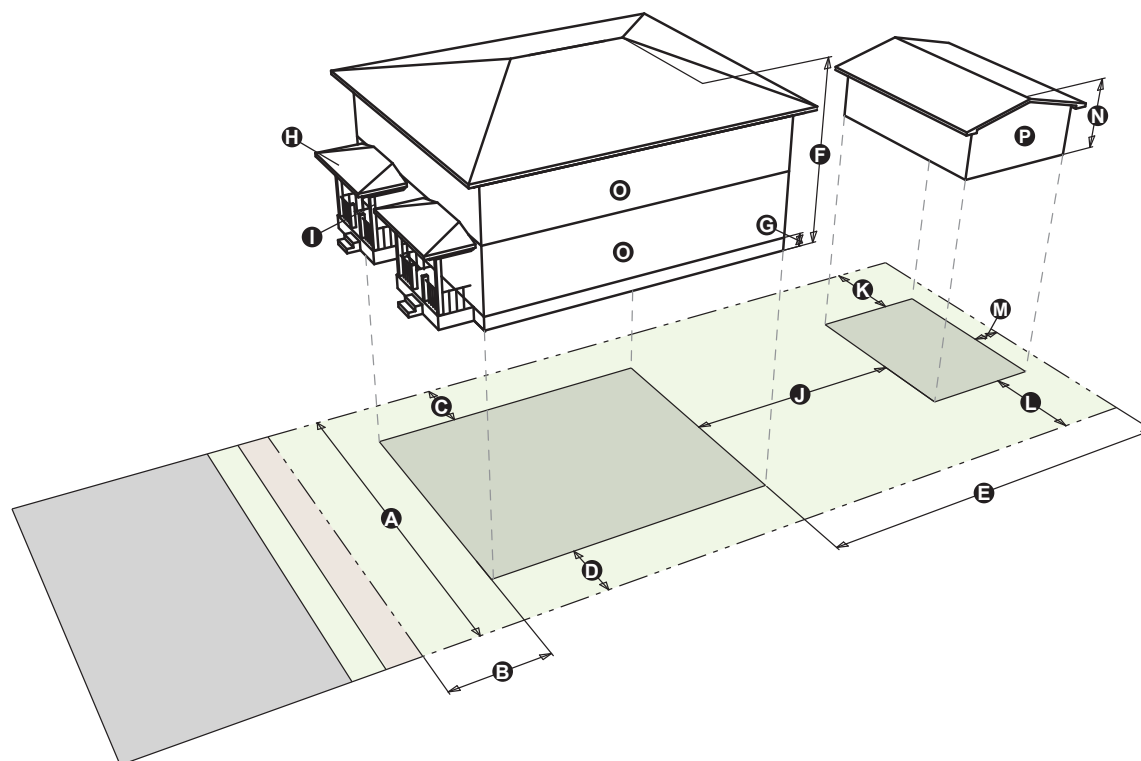


## 8.2.3 ATTACHED HOUSE

A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Units can be located on separate floors, side by side, or back-to-back.

### RM-3

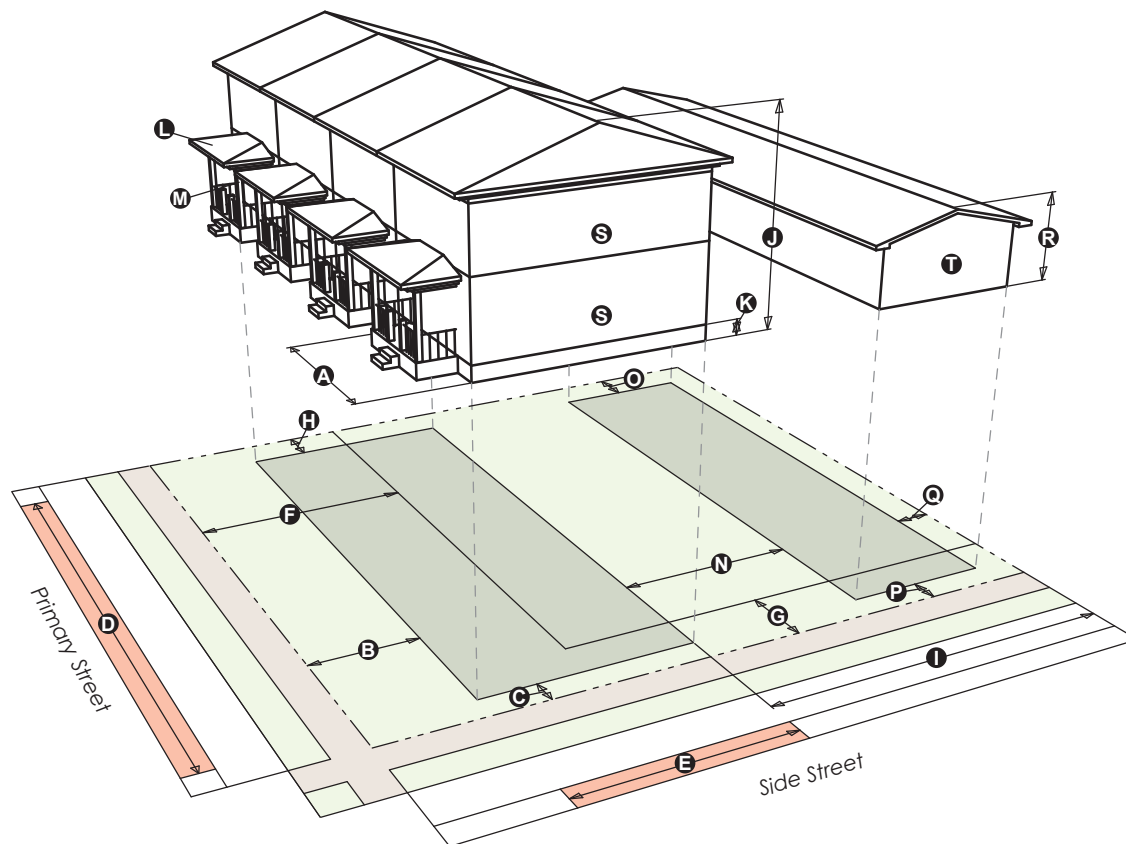
LOT	
Area (min)	4,000 ft <sup>2</sup>
<b>A</b> Width (min)	40 ft.
Building coverage (max)	75%
SETBACKS	
<b>B</b> Front (min)	15 ft.
<b>C</b> Side, interior (min)	3 ft.
<b>D</b> Side, street (min)	10 ft.
<b>E</b> Rear (min)	15 ft.
HEIGHT	
<b>F</b> Stories (max)	3
<b>F</b> Feet (max)	50 ft.
<b>G</b> Ground story elevation (min)	18 in.
BUILDING FACADE	
<b>H</b> Front porch required	yes
<b>I</b> Street facing entrance required	yes
ACCESSORY STRUCTURE	
<b>J</b> Separation from primary structure (min)	10 ft.
<b>K</b> Side, interior (min)	3 ft.
<b>L</b> Side, street (min)	10 ft.
<b>M</b> Rear, abutting common lot line (min)	5 ft.
<b>M</b> Rear, abutting alley (min)	3 or 20+ ft.
ACCESSORY STRUCTURE HEIGHT	
<b>N</b> Stories (max)	2½
<b>N</b> Feet (max)	30 ft.
ALLOWED USE	
<b>O</b> All stories	Residential (see Sec. 8.4)
<b>P</b> Accessory structure	Accessory uses, accessory dwelling (see Sec. 8.4)



## 8.2.4 ROW HOUSE

A building type with three or more attached dwelling units consolidated into a single structure. Each unit shares a common side wall or a common floor or ceiling. Units may be stacked vertically, however, no more than one unit is permitted above another unit. Each ground floor unit has its own external street facing entrance.

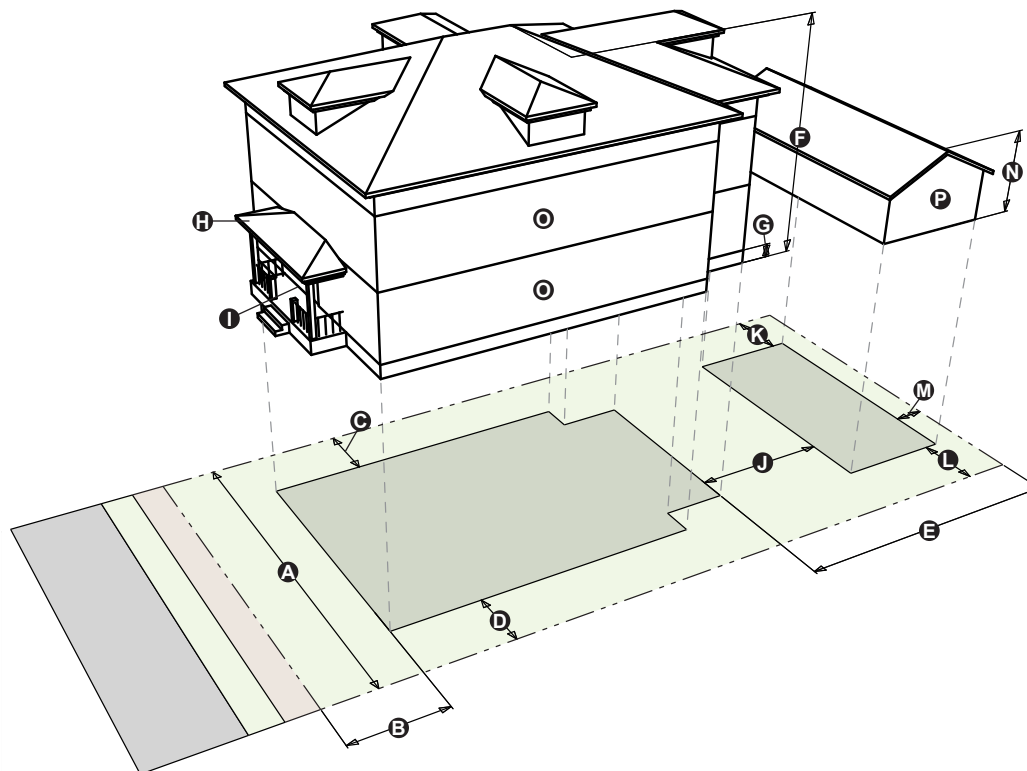
	RM-3, RMX-3, MX-3	RM-5, RMX-5, MX-5	RMX-8, MX-8
<b>LOT</b>			
Area (min)	1,200 ft <sup>2</sup>	1,200 ft <sup>2</sup>	1,200 ft <sup>2</sup>
<b>A</b> Unit width (min)	16 ft.	16 ft.	16 ft.
Building coverage (max)	75%	75%	75%
<b>FRONT SETBACK AREA</b>			
<b>B</b> Primary street (min/max)	0/10 ft.	0/10 ft.	0/10 ft.
<b>C</b> Side street (min/max)	0/10 ft.	0/10 ft.	0/10 ft.
<b>REQUIRED STREET FAÇADE</b>			
<b>D</b> Primary street (min)	80%	80%	80%
<b>E</b> Side street (min)	40%	40%	40%
<b>PARKING SETBACK</b>			
<b>F</b> Primary street (min)	30 ft.	30 ft.	30 ft.
<b>G</b> Side street (min)	10 ft.	10 ft.	10 ft.
<b>SIDE/REAR SETBACKS</b>			
<b>H</b> Side, interior (min)	5 ft.	5 ft.	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>HEIGHT</b>			
<b>J</b> Stories (max)	3	3	3
<b>J</b> Feet (max)	50 ft.	50 ft.	50 ft.
<b>K</b> Ground story elevation (min)	18 in.	18 in.	18 in.
<b>BUILDING FAÇADE</b>			
<b>L</b> Front porch or stoop required	yes	yes	yes
<b>M</b> Street facing entrance required	yes	yes	yes
<b>ACCESSORY STRUCTURE SETBACKS</b>			
<b>N</b> Separation from primary structure (min)	10 ft.	10 ft.	10 ft.
<b>O</b> Side, interior (min)	5 ft.	5 ft.	5 ft.
<b>P</b> Side, street (min)	10 ft.	10 ft.	10 ft.
<b>Q</b> Rear (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>ACCESSORY STRUCTURE HEIGHT</b>			
<b>R</b> Stories (max)	2	2	2
<b>R</b> Feet (max)	30 ft.	30 ft.	30 ft.
<b>ALLOWED USE</b>			
<b>S</b> All stories	Residential (see Sec. 8.4)		
<b>T</b> Accessory structure	Accessory uses, accessory dwelling (see Sec. 8.4)		



## 8.2.5 APARTMENT HOUSE

A building type with three to six attached dwelling units consolidated into a single structure on a single lot. A apartment house is typically located on a single lot, and contains common walls. The building looks like a large single-family house with a single primary entrance. Dwelling units may be situated either wholly or partially over or under other dwelling units.

	RM-3, RMX-3, MX-3	RM-5, RMX-5, MX-5	RMX-8, MX-8
<b>LOT</b>			
3 to 4 units			
Area (min)	6,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>
<b>A</b> Width (min)	60 ft.	60 ft.	60 ft.
5 to 6 units			
Area (min)	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>
<b>A</b> Width (min)	75 ft.	75 ft.	75 ft.
Building coverage (max)	75%	75%	75%
<b>SETBACKS</b>			
<b>B</b> Front (min)	15 ft.	15 ft.	15 ft.
<b>C</b> Side, interior (min)	5 ft.	5 ft.	5 ft.
<b>D</b> Side, street (min)	10 ft.	10 ft.	10 ft.
<b>E</b> Rear (min)	15 ft.	15 ft.	15 ft.
<b>HEIGHT</b>			
<b>F</b> Stories (max)	3	3	3
<b>F</b> Feet (max)	50 ft.	50 ft.	50 ft.
<b>G</b> Ground story elevation (min)	18 in.	18 in.	18 in.
<b>BUILDING FACADE</b>			
<b>H</b> Front porch required	yes	yes	yes
<b>I</b> Street facing entrance required	yes	yes	yes
<b>ACCESSORY STRUCTURE SETBACKS</b>			
<b>J</b> Separation from primary structure (min)	10 ft.	10 ft.	10 ft.
<b>K</b> Side, interior (min)	5 ft.	5 ft.	5 ft.
<b>L</b> Side, street (min)	10 ft.	10 ft.	10 ft.
<b>M</b> Rear, abutting common lot line (min)	5 ft.	5 ft.	5 ft.
<b>M</b> Rear, abutting alley (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>ACCESSORY STRUCTURE HEIGHT</b>			
<b>N</b> Stories (max)	1	1	1
<b>N</b> Feet (max)	18 ft.	18 ft.	18 ft.
<b>ALLOWED USE</b>			
<b>O</b> All stories	Residential (see Sec. 8.4)		
<b>P</b> Accessory structure	Accessory uses (see Sec. 8.4)		

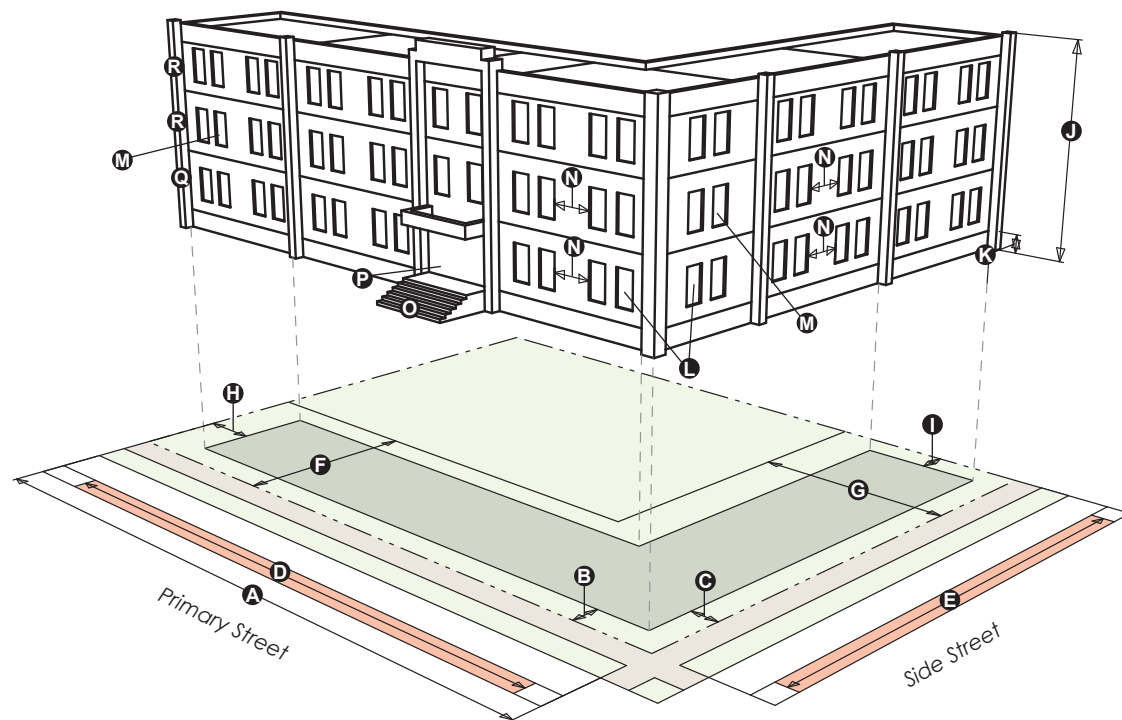




## 8.2.6 APARTMENT

A building type containing three or more dwelling units consolidated into a single structure. An apartment contains common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.

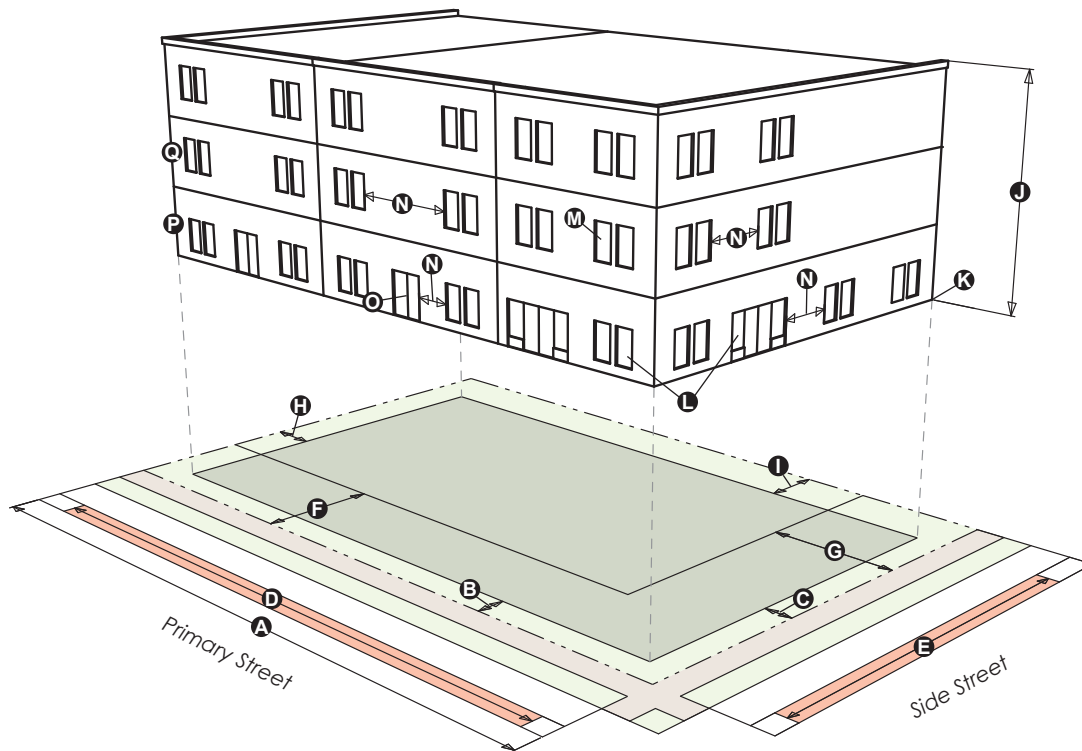
	RM-3, RMX-3, MX-3	RM-5, RMX-5, MX-5	RMX-8, MX-8
<b>LOT</b>			
Area (min)	6,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>
<b>A</b> Width (min)	60 ft.	60 ft.	60 ft.
Building coverage (max)	75%	75%	75%
<b>FRONT SETBACK AREA</b>			
<b>B</b> Primary street (min/max)	0/10 ft.	0/10 ft.	0/10 ft.
<b>C</b> Side street (min/max)	0/10 ft.	0/10 ft.	0/10 ft.
<b>REQUIRED STREET FAÇADE</b>			
<b>D</b> Primary street (min)	80%	80%	80%
<b>E</b> Side street (min)	40%	40%	40%
<b>PARKING SETBACK</b>			
<b>F</b> Primary street (min)	30 ft.	30 ft.	30 ft.
<b>G</b> Side street (min)	10 ft.	10 ft.	10 ft.
<b>SIDE/REAR SETBACKS</b>			
<b>H</b> Side, interior (min)	5 ft.	5 ft.	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>HEIGHT</b>			
<b>J</b> Stories (max)	3	5	8
<b>J</b> Feet (max)	50 ft.	65 ft.	100 ft.
<b>K</b> Ground story elevation (min)	18 in.	18 in.	18 in.
<b>BUILDING FAÇADE</b>			
<b>L</b> Ground story transparency (min)	20%	20%	20%
<b>M</b> Upper story transparency (min)	20%	20%	20%
<b>N</b> Blank wall area (max)	30 ft.	30 ft.	30 ft.
<b>O</b> Front porch or stoop required	yes	yes	yes
<b>P</b> Street facing entrance required	yes	yes	yes
<b>ALLOWED USE</b>			
<b>Q</b> Ground story	Residential, Limited Retail (see Sec. 8.4)		
<b>R</b> Upper story	Residential (see Sec. 8.4)		



## 8.2.7 GENERAL

A building type intended for ground floor commercial uses with upper-story residential or offices uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.

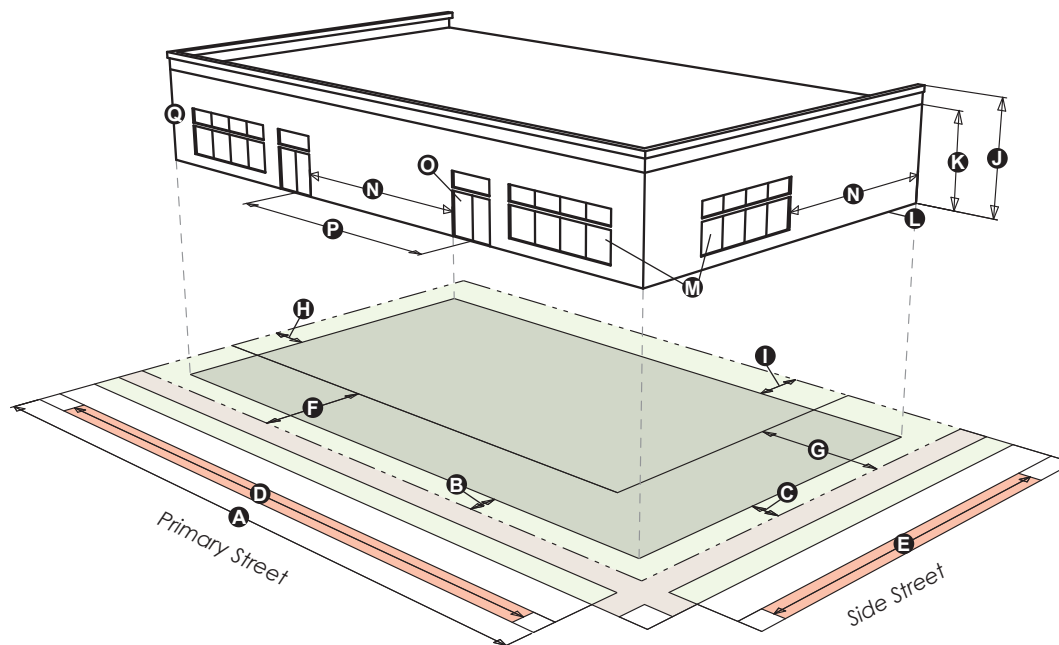
	MX-3	MX-5	MX-8	IL
<b>LOT</b>				
Area (min)	6,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>
<b>A</b> Width (min)	60 ft.	60 ft.	60 ft.	60 ft.
Building coverage (max)	75%	75%	75%	75%
<b>FRONT SETBACK AREA</b>				
<b>B</b> Primary street (min/max)	0/10 ft.	0/10 ft.	0/10 ft.	0/10 ft.
<b>C</b> Side street (min/max)	0/10 ft.	0/10 ft.	0/10 ft.	0/10 ft.
<b>REQUIRED STREET FAÇADE</b>				
<b>D</b> Primary street (min)	80%	80%	80%	80%
<b>E</b> Side street (min)	40%	40%	40%	40%
<b>PARKING SETBACK</b>				
<b>F</b> Primary street (min)	30 ft.	30 ft.	30 ft.	30 ft.
<b>G</b> Side street (min)	10 ft.	10 ft.	10 ft.	10 ft.
<b>SIDE/REAR SETBACKS</b>				
<b>H</b> Side, interior (min)	5 ft.	5 ft.	5 ft.	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>HEIGHT</b>				
<b>J</b> Stories (max)	3	5	8	3
<b>J</b> Feet (max)	50 ft.	65 ft.	100 ft.	50 ft.
<b>K</b> Ground story elevation (min)	0 in.	0 in.	0 in.	0 in.
<b>BUILDING FAÇADE</b>				
<b>L</b> Ground story transparency (min)	40%	40%	40%	40%
<b>M</b> Upper story transparency (min)	20%	20%	20%	20%
<b>N</b> Blank wall area (max)	30 ft.	30 ft.	30 ft.	30 ft.
<b>O</b> Street facing entrance required	yes	yes	yes	yes
<b>ALLOWED USE</b>				
<b>P</b> Ground story	Civic, Commerce, Light Industrial (see Sec. 8.4)			
<b>Q</b> Upper story	Civic, Residential, Commerce, Light Industrial (see Sec. 8.4)			



## 8.2.8 SINGLE STORY SHOPFRONT

A building type intended primarily for large format single-story retail. Storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing.

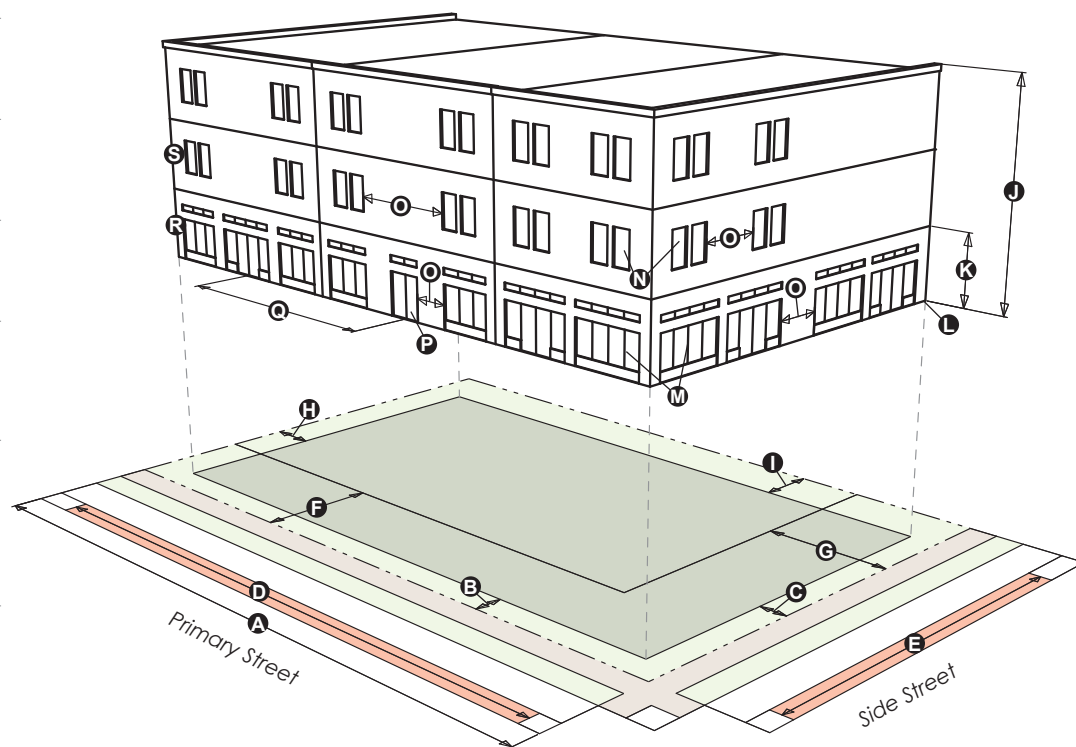
	MX-3	MS-3
	MX-5	MS-5
<b>LOT</b>		
Area (min)	6,000 ft <sup>2</sup>	5,000 ft <sup>2</sup>
<b>A</b> Width (min)	60 ft.	50 ft.
Building coverage (max)	75%	80%
<b>FRONT SETBACK AREA</b>		
<b>B</b> Primary street (min/max)	0/10 ft.	0/5 ft.
<b>C</b> Side street (min/max)	0/10 ft.	0/5 ft.
<b>REQUIRED STREET FAÇADE</b>		
<b>D</b> Primary street (min)	80%	85%
<b>E</b> Side street (min)	40%	40%
<b>PARKING SETBACK</b>		
<b>F</b> Primary street (min)	30 ft.	30 ft.
<b>G</b> Side street (min)	10 ft.	5 ft.
<b>SIDE/REAR SETBACKS</b>		
<b>H</b> Side, interior (min)	5 ft.	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.	3 or 20+ ft.
<b>HEIGHT</b>		
<b>J</b> Stories (max)	1	1
<b>K</b> Feet (max)	30 ft.	30 ft.
<b>L</b> Ground story height (min)	15 ft.	15 ft.
<b>M</b> Ground story elevation (min)	0 in.	0 in.
<b>BUILDING FAÇADE</b>		
<b>N</b> Ground story transparency (min)	35%	65%
<b>O</b> Blank wall area (max)	50 ft.	20 ft.
<b>P</b> Street facing entrance required	yes	yes
<b>Q</b> Street entrance spacing (min)	na	50 ft.
<b>ALLOWED USE</b>		
<b>Q</b> Ground story	Civic, Commerce (see Sec. 8.4)	



## 8.2.9 SHOPFRONT

A building type intended primarily for ground floor retail and upper-story residential or offices uses. Large storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Each ground floor unit has a street facing entrance spaced at regular intervals along the street edge.

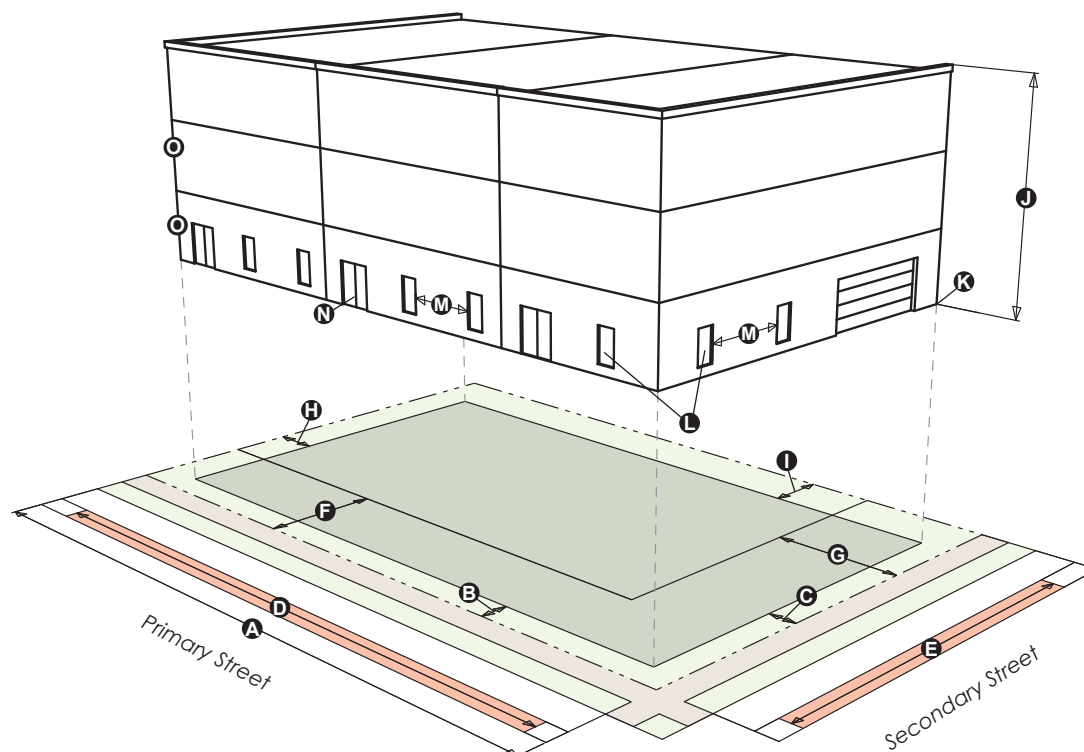
	RMX-3 MX-3	RMX-5 MX-5	RMX-8 MX-8	MS-3	MS-5	MS-8
<b>LOT</b>						
Area (min)	6,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>	5,000 ft <sup>2</sup>	5,000 ft <sup>2</sup>	5,000 ft <sup>2</sup>
<b>A</b> Width (min)	60 ft.	60 ft.	60 ft.	60 ft.	50 ft.	50 ft.
Building coverage (max)	75%	75%	75%	80%	80%	80%
<b>FRONT SETBACK AREA</b>						
<b>B</b> Primary street (min/max)	0/10 ft.	0/10 ft.	0/10 ft.	0/5 ft.	0/5 ft.	0/5 ft.
<b>C</b> Side street (min/max)	0/10 ft.	0/10 ft.	0/10 ft.	0/5 ft.	0/5 ft.	0/5 ft.
<b>REQUIRED STREET FAÇADE</b>						
<b>D</b> Primary street (min)	80%	80%	80%	85%	85%	85%
<b>E</b> Side street (min)	40%	40%	40%	40%	40%	40%
<b>PARKING SETBACK</b>						
<b>F</b> Primary street (min)	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
<b>G</b> Side street (min)	10 ft.	10 ft.	10 ft.	5 ft.	5 ft.	5 ft.
<b>SIDE/REAR SETBACKS</b>						
<b>H</b> Side, interior (min)	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
<b>HEIGHT</b>						
<b>J</b> Stories (max)	3	5	8	3	5	8
<b>J</b> Feet (max)	50 ft.	65 ft.	100 ft.	50 ft.	65 ft.	100 ft.
<b>K</b> Ground story height (min)	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
<b>L</b> Ground story elevation (min)	0 in.	0 in.	0 in.	0 in.	0 in.	0 in.
<b>BUILDING FAÇADE</b>						
<b>M</b> Ground story transparency (min)	60%	60%	60%	65%	65%	65%
<b>N</b> Upper story transparency (min)	20 %	20 %	20 %	20%	20%	20%
<b>O</b> Blank wall area (max)	30 ft.	30 ft.	30 ft.	20 ft.	20 ft.	20 ft.
<b>P</b> Street facing entrance required	yes	yes	yes	yes	yes	yes
<b>Q</b> Street entrance spacing	na	na	na	50 ft.	50 ft.	50 ft.
<b>ALLOWED USE</b>						
<b>R</b> Ground story	Civic, Commerce (see Sec. 8.4)					
<b>S</b> Upper story, RMX-	Residential only (see Sec. 8.4)					
<b>S</b> Upper story, all other districts	Civic, Residential, Commerce (see Sec. 8.4)					



## 8.2.10 WORKSHOP

A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible building entrances should face the street. Ground floor transparency is limited due the intensive nature of the work inside. May include bay doors for vehicles.

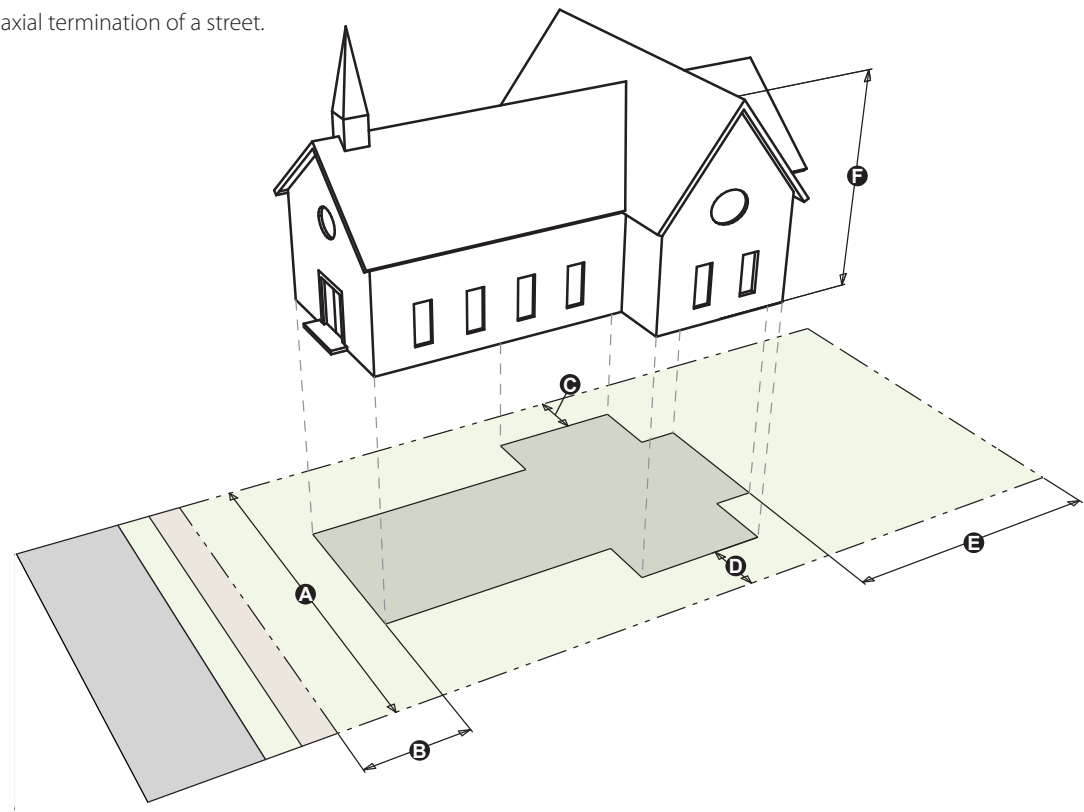
IL	
<b>LOT</b>	
Area (min)	6,000 ft <sup>2</sup>
<b>A</b> Width (min)	60 ft.
Building coverage (max)	75%
<b>FRONT SETBACK AREA</b>	
<b>B</b> Primary street (min/max)	0/30 ft.
<b>C</b> Side street (min/max)	0/30 ft.
<b>REQUIRED STREET FAÇADE</b>	
<b>D</b> Primary street (min)	80%
<b>E</b> Side street (min)	40%
<b>PARKING SETBACK</b>	
<b>F</b> Primary street (min)	30 ft.
<b>G</b> Side street (min)	5 ft.
<b>SIDE/REAR SETBACKS</b>	
<b>H</b> Side, interior (min)	5 ft.
<b>I</b> Rear (min)	3 or 20+ ft.
<b>HEIGHT</b>	
<b>J</b> Stories (max)	3
<b>J</b> Feet (max)	50 ft.
<b>K</b> Ground story elevation (min)	0 in.
<b>BUILDING FAÇADE</b>	
<b>L</b> Ground story transparency (min)	30%
<b>M</b> Ground story blank wall area (max)	50 ft.
<b>N</b> Street facing entrance required	yes
<b>ALLOWED USE</b>	
<b>O</b> All stories	Civic, Commerce, Light Industrial (see Sec. 8.4)



## 8.2.11 CIVIC

A building type containing community or public uses that serve the surrounding community. Civic buildings are usually sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.

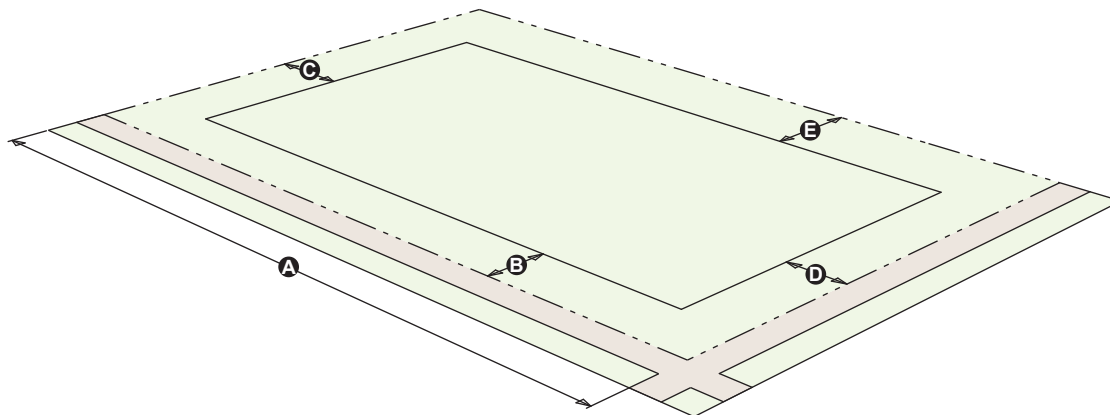
	RM-3, RMX-3, MX-3, MS-3, IL	RM-5, RMX-5, MX-5, MS-5	RMX-8, MX-8, MS-8
<b>LOT</b>			
Area (min)	6,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>
<b>A</b> Width (min)	60 ft.	60 ft.	60 ft.
Building coverage (max)	80%	80%	80%
<b>SETBACKS</b>			
<b>B</b> Front (min)	15 ft.	15 ft.	15 ft.
<b>C</b> Side, interior (min)	5 ft.	5 ft.	5 ft.
<b>D</b> Side, street (min)	10 ft.	10 ft.	10 ft.
<b>E</b> Rear (min)	15 ft.	15 ft.	15 ft.
<b>HEIGHT</b>			
<b>F</b> Stories (max)	3	5	8
<b>F</b> Feet (max)	50 ft.	65 ft.	100 ft.
<b>ALLOWED USE</b>			
All stories	Civic only (see Sec. 8.4)		



## 8.2.12 OPEN LOT

An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open space lots may also be used to accommodate commercial surface parking lots.

All Districts	
<b>LOT</b>	
Area (min)	2,000 ft <sup>2</sup>
<b>A</b> Width (min)	20 ft.
Building coverage (max)	5%
<b>SETBACKS</b>	
<b>B</b> Front (min)	10 ft.
<b>C</b> Side, interior (min)	10 ft.
<b>D</b> Side, street (min)	10 ft.
<b>E</b> Rear (min)	10 ft.
<b>HEIGHT</b>	
Feet (max)	35 ft.
<b>ALLOWED USE</b>	
Park, Open Space, Utilities (see Sec. 8.4)	



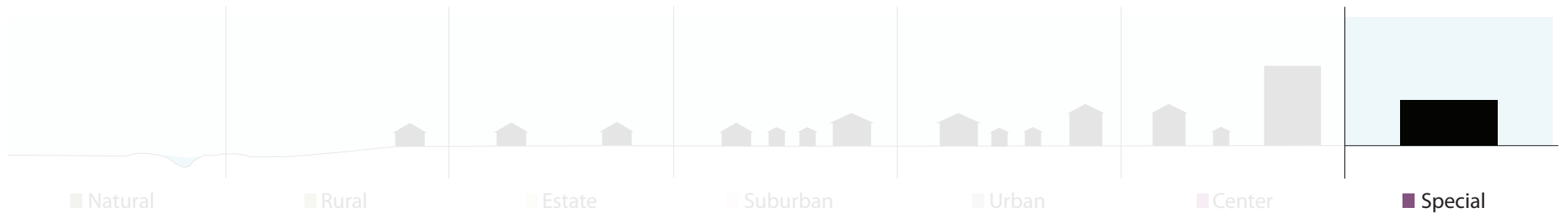
## Sec. 8.3 Street and Blocks

see Article 11



## Sec. 8.4 Uses

		RM-3	RM-5	RMX-3	RMX-5	RMX-8	MX-3	MX-5	MX-8	MS-3	MS-5	MS-8	IL	CD	CON	Use Standard
RESIDENTIAL	All household living, except as listed below:															
	Attached living	■	■	■	■	■	■	■	■							
	Multifamily dwelling	■	■	■	■	■	■	■	■							
	Upper-story residential			■	■	■	■	■	■	■	■	■	■			
	Live-work			■	■	■	■	■	■	■	■	■	■			
	Mobile home															
	Group living	□	□	■	■	■	■	■	■	■	■	■	□			
	Social service						□	□	□				□			
PUBLIC	Civic	□	□	□	□	□	■	■	■	□	□	□	□	■	■	
	Parks & open space	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
	Minor utilities	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
	Major utilities	□	□	□	□	□	□	□	□	□	□	□	□	□	□	
COMMERCE	Commercial parking			□	□	□	□	□	□	□	□	□	□			
	Day care	□	□	■	■	■	■	■	■	■	■	■	■			
	Indoor recreation			□	□	□	■	■	■	■	■	■	■			
	Medical			■	■	■	■	■	■	■	■	■	■			
	Office			■	■	■	■	■	■	■	■	■	■			
	All outdoor recreation, except as listed below:												□			
	Campground, travel trailer park, RV park												□		□	
	Horse stable, riding academy equestrian center						□	□	□				□		□	
	Overnight lodging			■	■	■	■	■	■	■	■	■	■			
	Passenger terminal			□	□	□	■	■	■	□	□	□	■			
	All personal service, except as listed below:			■	■	■	■	■	■	■	■	■				
	Animal care			■	■	■	■	■	■	■	■	■				
	Restaurant/Bar			■	■	■	■	■	■	■	■	■				
	All retail sales			■	■	■	■	■	■	■	■	■				
	Vehicle sales			■	■	■	■	■	■	■	■	■				
	Water-oriented												■		□	
FABRICATION	Light industrial						■	■	■				■			
	Light manufacturing						■	■	■				■			
	Research & development						■	■	■				■			
	Self-service storage						■	■	■				■			
	Vehicle service			□	□	□	■	■	■	□	□	□	■			
INDUSTRIAL	Heavy industrial															
	Warehouse & distribution												□			
	Waste-related service												□			
	Wholesale trade												□			
OPEN	Agriculture														■	
	Resource Extraction															



# ARTICLE 9. SPECIAL



## Sec. 9.1 Special Context

### General Character

Special includes civic, institutional, heavy industrial and large conservation areas. Typically, these uses take up large lots. With the exception of conservation, they have buildings that do not fit easily into other contexts. Certain uses should be well separated from adjacent contexts- heavy industrial in order to protect adjacent uses, and conservation in order to protect the use itself. Civic and institutional uses can be effectively embedded in residential and other areas.

### Streets, Blocks and Access

Civic and institutional uses may have smaller block patterns, with an emphasis on good access and walkability. Heavy industrial areas typically have larger blocks and a modest network of connected streets outlining large blocks with access from the street. Conservation uses also have a modest street network, providing access only at key points such as trail heads and scenic views.

### Building Height, Placement and Coverage

Buildings are between 1-3 stories in height. Civic

and institutional buildings are pulled up to the street or to an interior drive and have relatively low lot coverage. Industrial buildings are often set back far from the street. Lot coverage will be variable. Conservation areas will have few buildings or none at all.

### Parking and Mobility

Parking is provided on-street and in surface lots. Civic and institutional uses may have structured parking as well. Civic and institutional may also have good access to transit; other uses will most likely have limited access to transit.

### 9.1.1 COMMUNITY (CD)

To be developed

### 9.1.2 CONSERVATION (CON)

To be developed

### 9.1.3 RESIDENTIAL CONSERVATION (RC)

#### A. Intent

To encourage innovation in residential subdivision design, cluster developments are permitted in rural, estate and suburban contexts. Cluster developments provide for more efficient layout of lots, streets, and utilities, for the preservation of common open space and recreation areas, and for the protection of unique site features and scenic vistas.

#### B. Phased Development

Where development is phased, the amount of open space must be computed separately for each phase, but may be combined with existing open space in earlier phases to create a larger uniform area.

#### C. Open Space

In allocating land for open space, the following hierarchy of primary and secondary open space is used.

##### 1. Primary Open Space

The following are considered primary open space areas and must be included within the open space, unless the applicant demonstrates that this provision would constitute an unusual hardship and is counter to the purposes of this code:

1. The 100-year floodplain;
2. Stream buffer areas required along each side of all perennial and intermittent streams;
3. Slopes above 25% of at least 5,000 square feet contiguous area;
4. Jurisdictional wetlands under federal law (Section 404) that meet the definition applied by the Army Corps of Engineers;
5. Habitat for federally-listed endangered or threatened species;
6. Historic, archaeological and cultural sites, cemeteries and burial grounds;

7. Existing healthy native forests of at least ten contiguous acres; and
8. Agricultural lands of at least 20 contiguous acres containing at least 25% prime farmland soils or other soils of statewide importance.

##### 2. Secondary Open Space

The following are considered secondary open space areas and must be included within the required open space to the maximum extent feasible.

1. Existing healthy, native forests of at least one acre contiguous area;
2. Individual existing healthy trees greater than 12 inches DBH;
3. Other significant natural features and scenic viewsheds such as ridge lines, hedge rows, field borders, meadows, fields, peaks and rock outcroppings, particularly those that can be seen from public roadways;
4. Areas that connect the site to neighboring open space, trails or greenways; and
5. Soils with severe limitations for development due to drainage problems.

#### D. Configuration of Open Space

1. The minimum width for any required open space is 50 feet. Exceptions may be granted for items such as trail easements, mid-block crossings, and linear parks, when their purpose meets the intent of this code.
2. At least 60% of the required open space must be in a contiguous lot or site or series of lots and sites. For the purposes of this section, contiguous includes any open space bisected by a collector or local street, provided that:
  1. A pedestrian crosswalk provides access to the open space on both sides of the street; and

2. The right-of-way area is not included in the calculation of minimum open space required.
3. The open space must adjoin any neighboring areas of open space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected open space.
4. The required open space must be directly accessible to the largest practicable number of lots within the development. Non-adjoining lots must be provided with safe, convenient access to the open space (i.e. mid-block connections in logical locations).
5. No lot within the development can be further than a ¼-mile radius from the open space. This radius is measured in a straight line, without regard for street, sidewalk or trail connections to the open space.
6. Access to the open space must be provided either by an abutting street or easement. Such easement can not be less than 20 feet wide.

# RESIDENTIAL CONSERVATION (RC) DISTRICT STANDARDS



Single-Family House



Side Yard House



Attached House



Apartment House



Row House



Apartment

## OVERALL DEVELOPMENT

Area (min)	5 acres			
Open space (min)	50% common open			

## LOT

Area (min)	6,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>	10,000 ft <sup>2</sup>	12,000 ft <sup>2</sup>	Area (min)	1,400 ft <sup>2</sup>	12,000 ft <sup>2</sup>
Width (min)	45 ft.	45 ft.	80 ft.	80 ft.	Width	18 ft.	80 ft.
Building coverage (max)	50%	50%	50%	50%	Unit width (min)	18 ft.	50%
					Building length (max)	150 ft.	150 ft.
					Building coverage (max)	60%	60%

## SETBACKS

Front (min)	20 ft.	20 ft.	20 ft.	20 ft.
Side, interior (min)	5 ft.	0 ft.	5 ft.	5 ft.
Side, street, (min)	10 ft.	10 ft.	10 ft.	10 ft.
Side, total (min)	10 ft.	10 ft.	10 ft.	10 ft.
Rear (min)	20 ft.	20 ft.	20 ft.	20 ft.

## FRONT SETBACK AREA

Primary street (min/max)	0/10 ft.	0/10 ft.
Side street (min/max)	0/10 ft.	0/10 ft.

## REQUIRED STREET FAÇADE

Primary street (min)	75%	75%
Side street (min)	35%	35%

## PARKING SETBACK

Primary street (min)	30 ft.	30 ft.
Side street (min)	10 ft.	10 ft.

## SIDE/REAR SETBACKS

Side, interior (min)	5 ft.	5 ft.
Rear (min)	3 or 20+ ft.	3 or 20+ ft.

## HEIGHT

Stories (max)	2	2	2	3	Stories (max)	3	3
Feet (max)	40 ft.	40 ft.	40 ft.	50 ft.	Feet (max)	50 ft.	50 ft.
Ground story elevation (min)	18 in.	18 in.	18 in.	18 in.	Ground story elevation (min)	18 in.	18 in.

## BUILDING FAÇADE

Side porch required	yes	yes	yes	yes	Front porch or stoop required	yes	yes
Street facing entrance required	yes	yes	yes	yes	Street facing entrance required	yes	yes

## ACCESSORY STRUCTURE SETBACKS

Separation from primary structure (min)	10 ft.	10 ft.	10 ft.	10 ft.	Separation from primary structure (min)	10 ft.	10 ft.
Side, interior (min)	5 ft.	0 ft.	5 ft.	5 ft.	Side, interior (min)	5 ft.	5 ft.
Side, street (min)	10 ft.	10 ft.	10 ft.	10 ft.	Side, street (min)	10 ft.	10 ft.
Side, total (min)	10 ft.	10 ft.	10 ft.	10 ft.	Rear (min)	3 or 20+ ft.	3 or 20+ ft.
Rear, abutting common lot line (min)	5 ft.	5 ft.	5 ft.	5 ft.			
Rear, abutting alley (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.			

## ACCESSORY STRUCTURE HEIGHT

Stories (max)	2	2	2	2	Stories (max)	2	2
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**E. Permitted Uses of Open Space**

Uses of open space may include the following:

1. Conservation areas for natural, archeological or historical resources;
2. Meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented areas;
3. Pedestrian or multipurpose trails;
4. Passive recreation areas;
5. Active recreation areas, provided that impervious area is limited to no more than 25% of the total open space (active recreation areas in excess of this impervious area limit must be located outside of the protected open space);
6. Golf courses (excluding clubhouse areas and maintenance facilities), provided the area does not exceed 50% of the required open space, and further provided that impervious area is limited to no more than ten percent of the total open space;
7. Above-ground utility rights-of-way, provided the area does not exceed 50% of the required open space;
8. Water bodies, such as lakes and ponds, and floodways provided the total surface area does not exceed 50% of the required open space;
9. Agriculture, horticulture, silviculture or pasture uses, provided that all applicable best management practices are used to minimize environmental impacts;
10. Landscaped stormwater management facilities;
11. Easements for drainage, access, and underground utility lines; and
12. Other conservation-oriented uses compatible with the purposes of this code.

**F. Prohibited Uses of Open Space**

Open space cannot be used for the following:

1. Individual wastewater disposal systems (community systems may be permitted);
2. Streets (except for street crossings as expressly provided above) and parking areas;
3. Other activities as determined by the applicant and recorded on the legal instrument providing for permanent protection.

**G. Ownership and Management of Open Space****1. Ownership**

No residential lot is allowed to extend into the required open space. Open space may be accepted and owned by one of the following entities:

1. [Jurisdiction]. The responsibility for maintaining the open space, and any facilities shall be borne by the [jurisdiction].
2. Land conservancy or land trust. The responsibility for maintaining the open space and any facilities shall be borne by a land conservancy or land trust.
3. Homeowners association. A homeowners association representing residents of the subdivision shall own the open space. Membership in the association shall be mandatory and automatic for all homeowners of the subdivision and their successors. The Homeowners' Association shall have lien authority to ensure the collection of dues from all members. The responsibility for maintaining the open space, and any facilities shall be borne by the Homeowner's Association.
4. Private landowner. A private landowner may retain ownership of open space. The responsibility for maintaining the open space, and any facilities shall be borne by the private landowner.

**2. Management Plan**

Applicants must submit a plan for the management of open space and other common facilities that:

1. Allocates responsibility and guidelines for the maintenance and operation of the open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements;
2. Estimates the costs and staffing requirements needed for maintenance and operation of, and insurance for, the open space and outlines the means by which such funding will be obtained or provided;
3. Provides that any changes to the plan be approved by the zoning administrator; and
4. Provides for enforcement of the plan.

**H. Maintenance of Open Space**

1. Passive open space maintenance is limited to removal of litter, dead tree and plant materials (that is obstructing pedestrian movement), and brush; weeding and mowing. Natural water courses are to be maintained as free-flowing and devoid of debris. Stream channels must be maintained so as not to alter floodplain levels.
2. No specific maintenance is required for agricultural uses, provided that there exist no hazards, nuisances or unhealthy conditions.
3. Active open space areas must be accessible to all residents of the development. Maintenance is limited to ensuring that there exist no hazards, nuisances or unhealthy conditions.

**I. Failure to Maintain Open Space**

1. In the event the party responsible for maintenance of the open space fails to maintain all or any portion in reasonable order and condition, the [jurisdiction] may assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance.
2. The costs of such maintenance may be charged to the Homeowner's Association, or to the individual property

owners that make up the Homeowner's Association, and may include administrative costs and penalties. Such costs may become a lien on all development properties.

## J. Permanent Protection

Open space must be protected in perpetuity by a binding legal instrument that is recorded with the deed. The instrument must be one of the following:

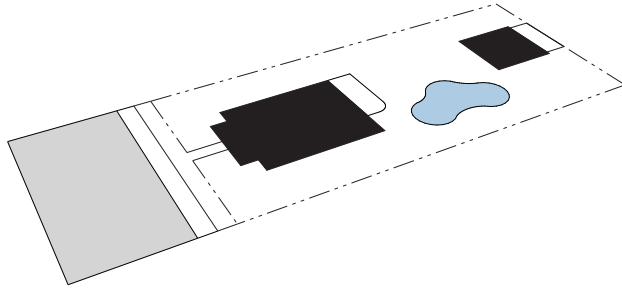
1. A permanent conservation easement in favor of either:
  1. A land trust or similar conservation-oriented non-profit organization with legal authority to accept such easements. The organization must be bona fide and in perpetual existence and the conveyance instruments must contain an appropriate provision for re-transfer in the event the organization becomes unable to carry out its functions; or
  2. A governmental entity with an interest in pursuing goals compatible with the purposes of this development code. If the entity accepting the easement is not the [jurisdiction] then a third right of enforcement favoring the [urisdiction] must be included in the easement.
2. A permanent restrictive covenant for conservation purposes in favor of a governmental entity.
3. An equivalent legal tool that provides permanent protection, if approved by the [jurisdiction].
4. The instrument for permanent protection must include clear restrictions on the use of the open space. These restrictions must include all restrictions contained in this code, as well as any further restrictions the applicant chooses to place on the use of the open space. Where appropriate, the instrument may allow for stream or habitat restoration within the easement area.



## **ARTICLE 10. RULES FOR ALL BUILDING TYPES**

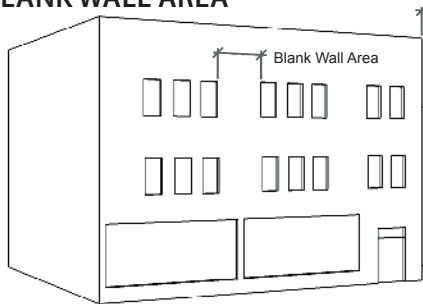
## Sec. 10.1 Measurement & Exceptions

### 10.1.1 LOT COVERAGE



- A. The maximum area of the lot that is permitted to be covered by buildings, including both principal structures, structured parking and roofed accessory structures.
- B. Lot coverage does not include paved areas such as driveways, uncovered porches or patios, decks, swimming pools, porte cochere, or roof overhangs of two feet or less.
- C. A detached residential garage up to 450 square feet associated with a single-family house, side yard house, attached house, or rowhouse is not included in the calculation of lot coverage.

### 10.1.2 BLANK WALL AREA



- A. A portion of the exterior façade of the building which does not include a substantial material change (paint color is not considered a substantial change); windows or doors; or columns, pilasters or other articulation greater than 12 inches in depth.
- B. Blank wall area applies to both ground and upper story street facing facades.

### 10.1.3 HEIGHT

#### A. Building Height

The total vertical distance from the highest point of a primary or accessory building to natural or improved grade (whichever is more restrictive). Height is measured continuously across a lot.

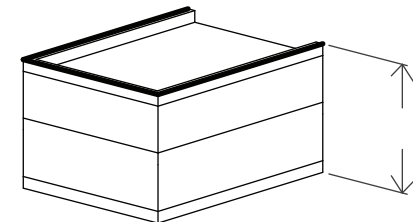
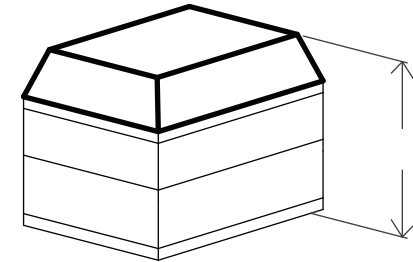
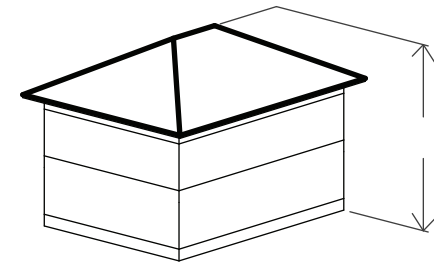
#### B. Story Height

1. An attic story is considered a half-story and counts toward the calculation of maximum number of stories.
2. Basements are not considered a story.
3. If a ground story is more than five feet above original grade, the space below counts as an additional story.
4. Ground floor elevation is measured from natural or improved grade (whichever is more restrictive) to the finished floor level of the ground floor. Grade is measured continuously across a lot.
5. Story height is measured from the top of finished floor to the top of the finished floor above.

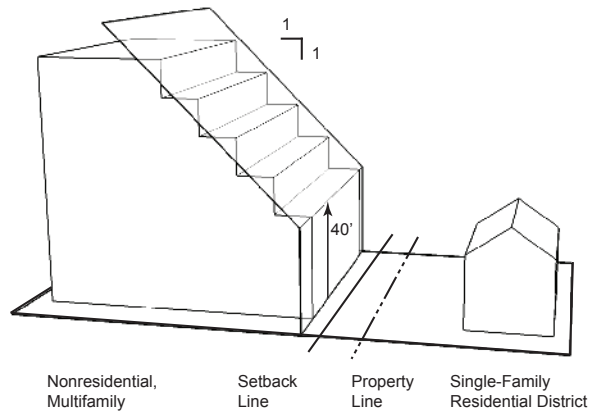
#### C. Height Exceptions

The following accessory structures may exceed the established height limits provided they do not exceed the maximum building height by more than 12 feet:

1. Amateur communications tower;
2. Cooling tower;
3. Clerestory;
4. Chimney and vent stack;
5. Elevator penthouse or bulkhead;
6. Flagpole;
7. Mechanical equipment room;
8. Ornamental cupola or dome;



9. Parapet wall, limited to a height of four feet.
10. Stairway access to roof;
11. Roof top deck;
12. Skylights;
13. Spire, belfry;
14. Solar panels;
15. Tank designed to hold liquids;
16. Visual screens surrounding roof mounted mechanical equipment; and
17. Wind turbines and other integrated renewable energy systems.

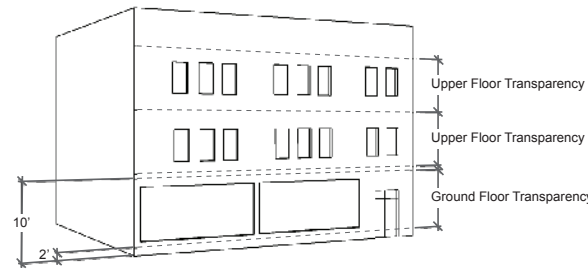
**10.1.4 BULK PLANE**

Any building that abuts a RR, RE, or RS district is subject to a bulk plane starting at 40 feet in height at the side or rear setback line, and extending upward one foot for every additional foot into the site from the setback line.

**10.1.5 BUILDING ENTRANCES**

The following building entrance requirements apply to apartments, live-work, mixed use general, and mix use shopfront building types.

- A. An entrance providing both ingress and egress, operable during normal business hours, is required to meet the street facing entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are permitted.
- B. The entrance separation requirements provided for the building type must be met for each building, but are not applicable to adjacent buildings.
- C. An angled entrance may be provided at either corner of a building along the street to meet the street entrance requirements, provided any applicable entrance spacing requirements can still be met.
- D. A minimum of 50% of a required entrance must be transparent.
- E. A required fire exit door with no transparency may front on a primary, side, or service street.

**10.1.6 TRANSPARENCY**

- A. Ground floor transparency (windows and doors) is measured between 2 and 12 feet above the adjacent sidewalk.
- B. For mixed use shopfronts only, a minimum of 60% of the street-fronting, street-level window pane surface area must allow views into the ground story use for a depth of at least six feet. Windows must be clear, unpainted, or made of similarly treated glass; spandrel glass or backpainted glass does not comply with this provision.

**10.1.7 SETBACKS****A. General**

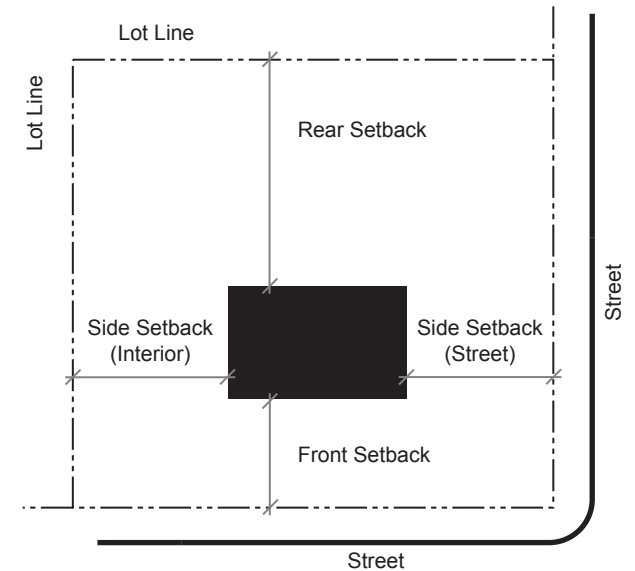
1. No part of a yard or other open space required for any structure or use for the purpose of complying with the provisions of this code may be included as a part of a yard or other open space similarly required for another structure or use.
2. All front, rear and side (street), and parking setbacks are measured from the edge of the right-of-way. Side yard setbacks are measured from the side property line.

**B. Parking Setback**

1. On-site surface parking must be located behind the parking setback line.
2. The parking setback line applies to both ground and upper stories of building.

**C. Front Setback Area and Required Street Facade**

1. The front setback area is the area of land within the minimum front setback line and the maximum front setback line.
2. The required street facade is the minimum percentage of the front building façade that must be located within the front setback area.



## D. Encroachments

The following permitted encroachments apply to all required setbacks unless otherwise stated, so long as they do not extend into any easements. Structures below and covered by the ground may extend into any required setback.

### 1. Accessory Structures

Accessory structures (as permitted in 3.5).

### 2. Building Features

1. Chimneys, pre-fabricated chimneys, flues, or smokestacks may encroach a maximum of two feet.
2. Building eaves or roof overhangs may extend up to two feet; provided that such extension is at least three feet from the property line, its lower edge is at least 7½ feet above the ground elevation, and it is located at least five feet from any other building or eave.
3. Bay windows, entrances and similar features that are less than ten feet wide may extend up to 3½ feet but must remain at least five feet from the property line.
4. Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features may project up to 1½ feet.
5. Unenclosed fire escapes or stairways may project up to four feet.
6. Unenclosed patios, decks or terraces may extend up to four feet into a required side setback, or up to eight feet into a required rear setback but may not project within five feet of a common lot line.

### 3. Building Elements

1. Porches may extend a maximum of eight feet into a required setback but may not project within five feet of a common lot line.

2. Stoops may extend a maximum of five feet into a required setback but may not project within five feet of a common lot line.
3. Balconies may extend up to six feet into a required setback but may not project within five feet of a common lot line.
4. Awnings, galleries and arcades may extend into a required front setback.

### 4. Mechanical Equipment and Utilities Lines

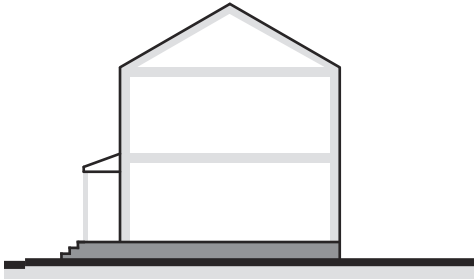
1. Mechanical equipment associated with residential uses, such as HVAC units and security lighting, may extend into a required rear or side setback but must remain at least four feet from a common lot line.
2. Solar and wind energy systems may extend into a required rear or side setback but must remain at least four feet from a common lot line.
3. Utility lines located underground and minor structures accessory to utility lines (such as hydrants, manholes, and transformers and other cabinet structures).

### 5. Other Encroachments

1. Outdoor display and storage as set forth in XX
2. Outdoor dining as set forth in XX
3. Signs in conformance as set forth in XX
4. Fence and walls as set forth in XX
5. Benches, trash receptacles, public art, water features, bicycle racks, and bollards.
6. Pedestrian lighting.
7. Utility boxes, meters, man hole covers, and fire suppression equipment.
8. Landscaping, sidewalk, trees, tree grates, and planters.

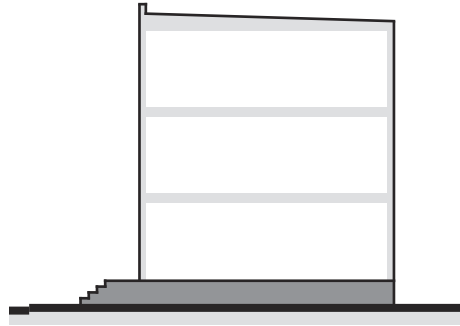
## Sec. 10.2 Building Elements

**PORCH**



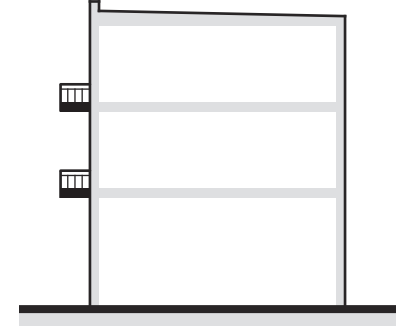
1. A porch must be a minimum of six feet deep (not including the steps).
2. A porch must be contiguous with a width not less than 50% of the building facade from which it projects.
3. A porch may be roofed, but not enclosed.
4. Partial walls and railings on a porch can be no higher than 3½ feet.
5. A porch may encroach up to eight feet into a required front setback. A porch may not encroach into the public right-of-way without a license for the use of public right-of-way.

**STOOP**

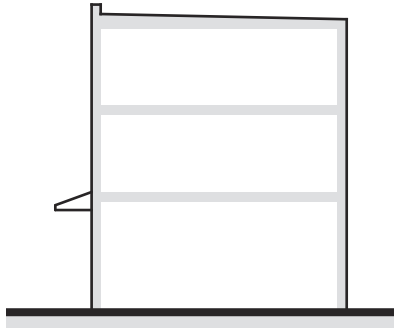


1. A stoop must be no more than five feet deep (plus steps) and six feet wide.
2. A stoop may be roofed, but not enclosed.
3. Partial walls and railings on a stoop can be no higher than 3½ feet.
4. A stoop may encroach up to five feet into a required front setback. A stoop may not encroach into the public right-of-way without a license for the use of public right-of-way.

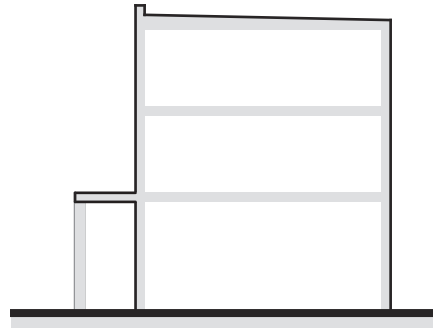
**BALCONY**



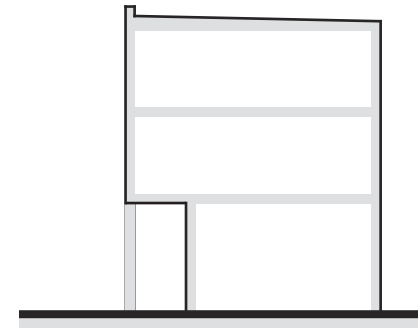
1. A balcony must not project within five feet of a common lot line.
2. A balcony may encroach up to five feet into a required front setback. A balcony may not encroach into the public right-of-way without a license for the use of public right-of-way.

**AWNING**

1. An awning must be a minimum of ten feet clear height above the sidewalk and must have a minimum depth of six feet.
2. An awning may encroach into a required front setback. An awning may not encroach into the public right-of-way without a license for the use of public right-of-way.

**GALLERY**

1. A gallery must have a clear depth from the support columns to the building's facade of at least eight feet and a clear height above the sidewalk of at least ten feet.
2. A gallery must be contiguous and extend over at least 50% of the width of the building facade from which it projects.
3. A gallery may encroach into a required front setback. A gallery may not encroach into the public right-of-way without a license for the use of public right-of-way.

**ARCADE**

1. An arcade must have a clear depth from the support columns to the building's facade of at least eight feet and a clear height above the sidewalk of at least ten feet.
2. An arcade must be contiguous and extend over at least 50% of the width of the building facade.
3. An arcade may not encroach into a required front setback or public right-of-way.

## **ARTICLE 11. STREET & BLOCK STANDARDS**

Sec. 11.1 Street Standards

11.1.1 APPLICABILITY

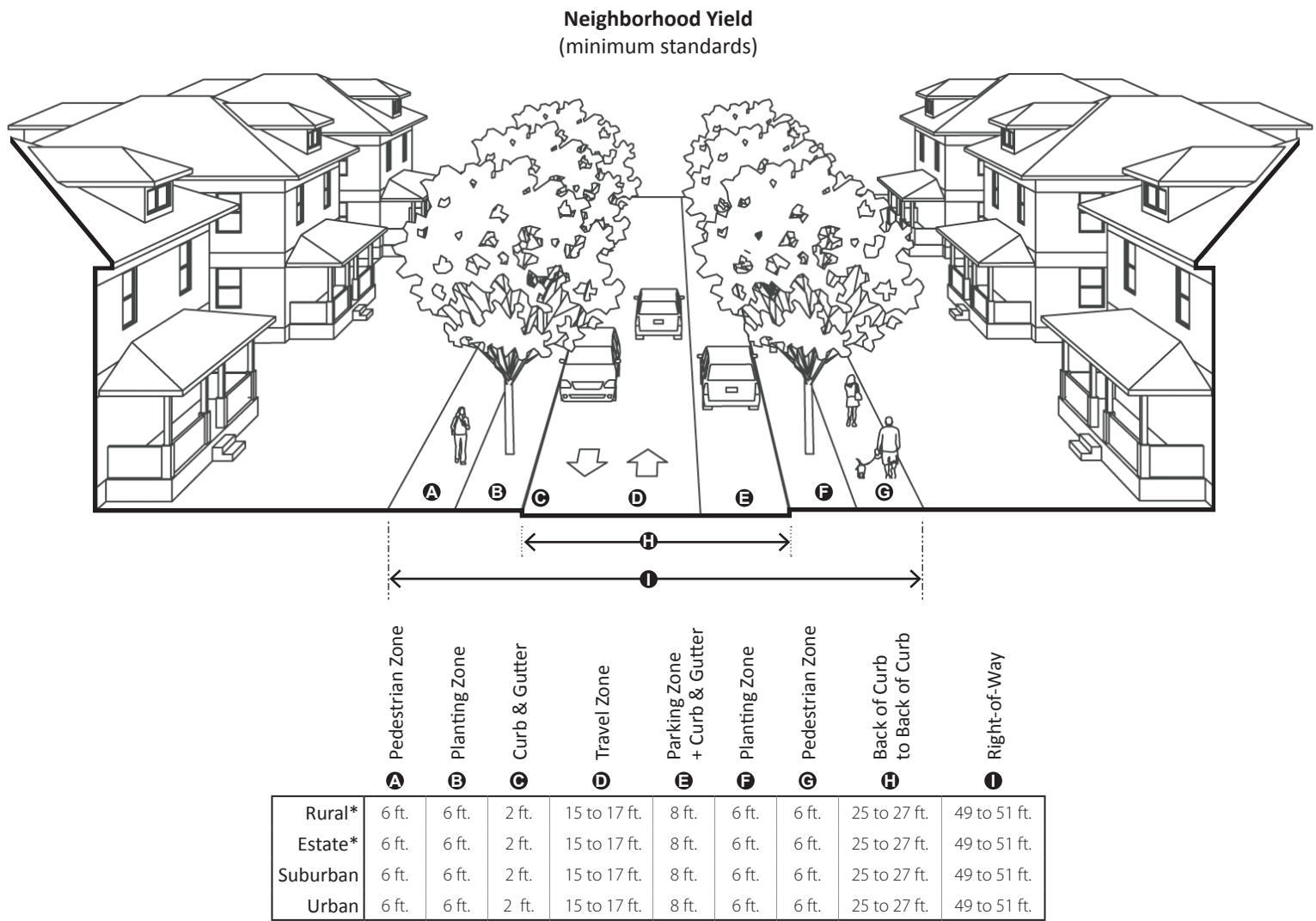
- A. The following street types apply to the construction of new streets and are permitted only in the context area that effectively matches the character of surround development.
- B. Alternative parking angles other than shown (including reverse angle parking) may be approved by the Administrator.

	NATURAL	RURAL	ESTATE	SUBURBAN	URBAN	CENTER	CORE
Neighborhood Yield		*	*				
Neighborhood Local		*	*				
Neighborhood Street		*	*				
Rural Local							
Rural Street							
Main Street, Angle							
Main Street, Parallel							
Commercial Street							
Industrial Street							
Avenue, Parallel							
Avenue							
Multi-Way, Angle							
Multi-Way, Parallel							
Rural Parkway							
Residential Alley		*	*				
Commercial Alley							

\* Cluster development only



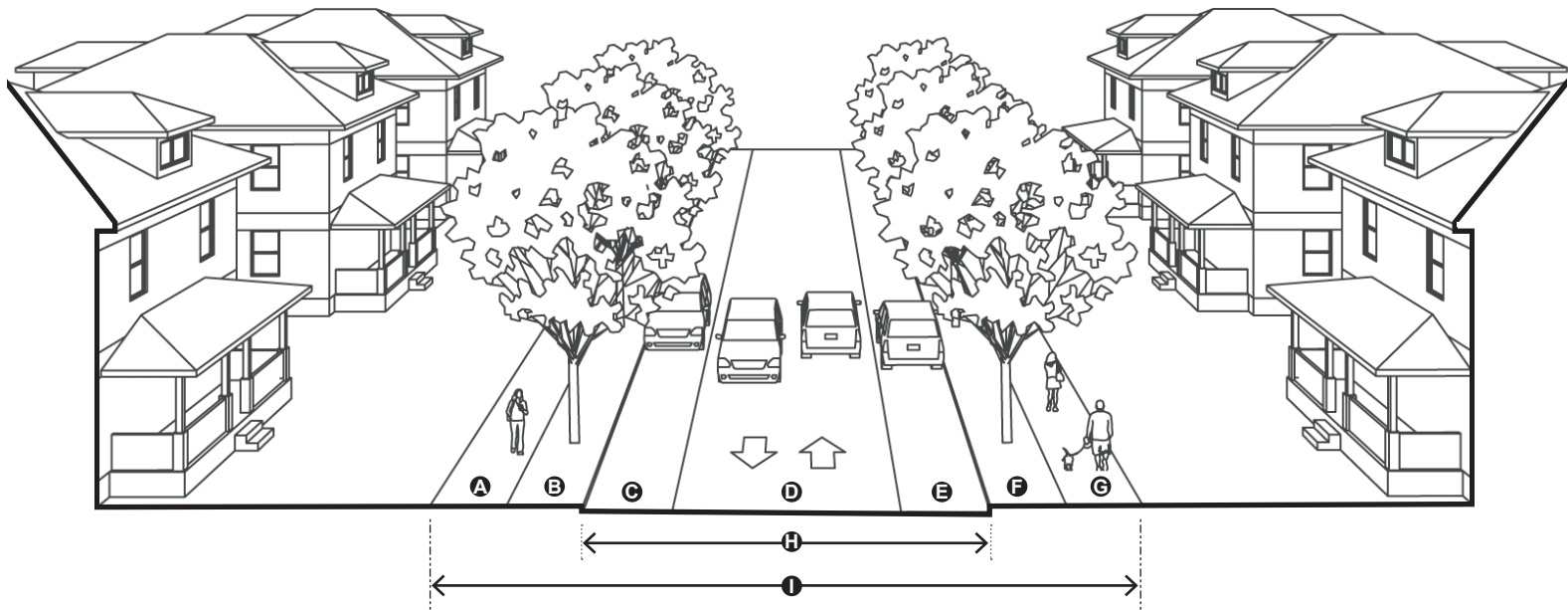
11.1.2 NEIGHBORHOOD YIELD



\* Cluster development only

11.1.3 NEIGHBORHOOD LOCAL

Neighborhood Local  
(minimum standards)

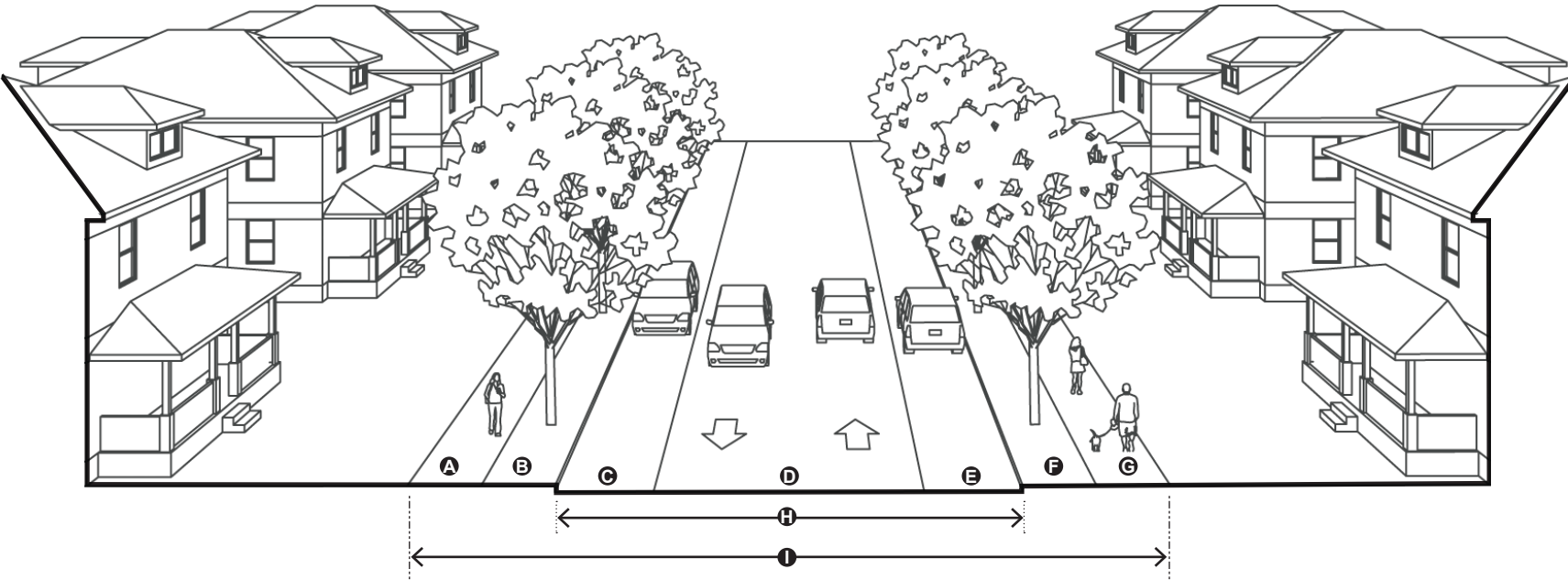


	Pedestrian Zone A	Planting Zone B	Parking Zone + Curb & Gutter C	Travel Zone D	Parking Zone + Curb & Gutter E	Planting Zone F	Pedestrian Zone G	Back of Curb to Back of Curb H	Right-of-Way I
Rural*	6 ft.	6 ft.	7 ft.	17 to 19 ft.	7 ft.	6 ft.	6 ft.	31 to 33 ft.	55 to 57 ft.
Estate*	6 ft.	6 ft.	7 ft.	17 to 19 ft.	7 ft.	6 ft.	6 ft.	31 to 33 ft.	55 to 57 ft.
Suburban	6 ft.	6 ft.	7 ft.	17 to 19 ft.	7 ft.	6 ft.	6 ft.	31 to 33 ft.	55 to 57 ft.
Urban	6 ft.	6 ft.	8 ft.	17 to 19 ft.	8 ft.	6 ft.	6 ft.	33 to 35 ft.	57 to 59 ft.
Center	7 ft.	6 ft.	8 ft.	17 to 18 ft.	8 ft.	6 ft.	7 ft.	33 to 34 ft.	59 to 60 ft.
Core	8 ft.	6 ft.	8 ft.	17 to 18 ft.	8 ft.	6 ft.	8 ft.	33 to 34 ft.	61 to 62 ft.

\* Cluster development only

11.1.4 NEIGHBORHOOD STREET

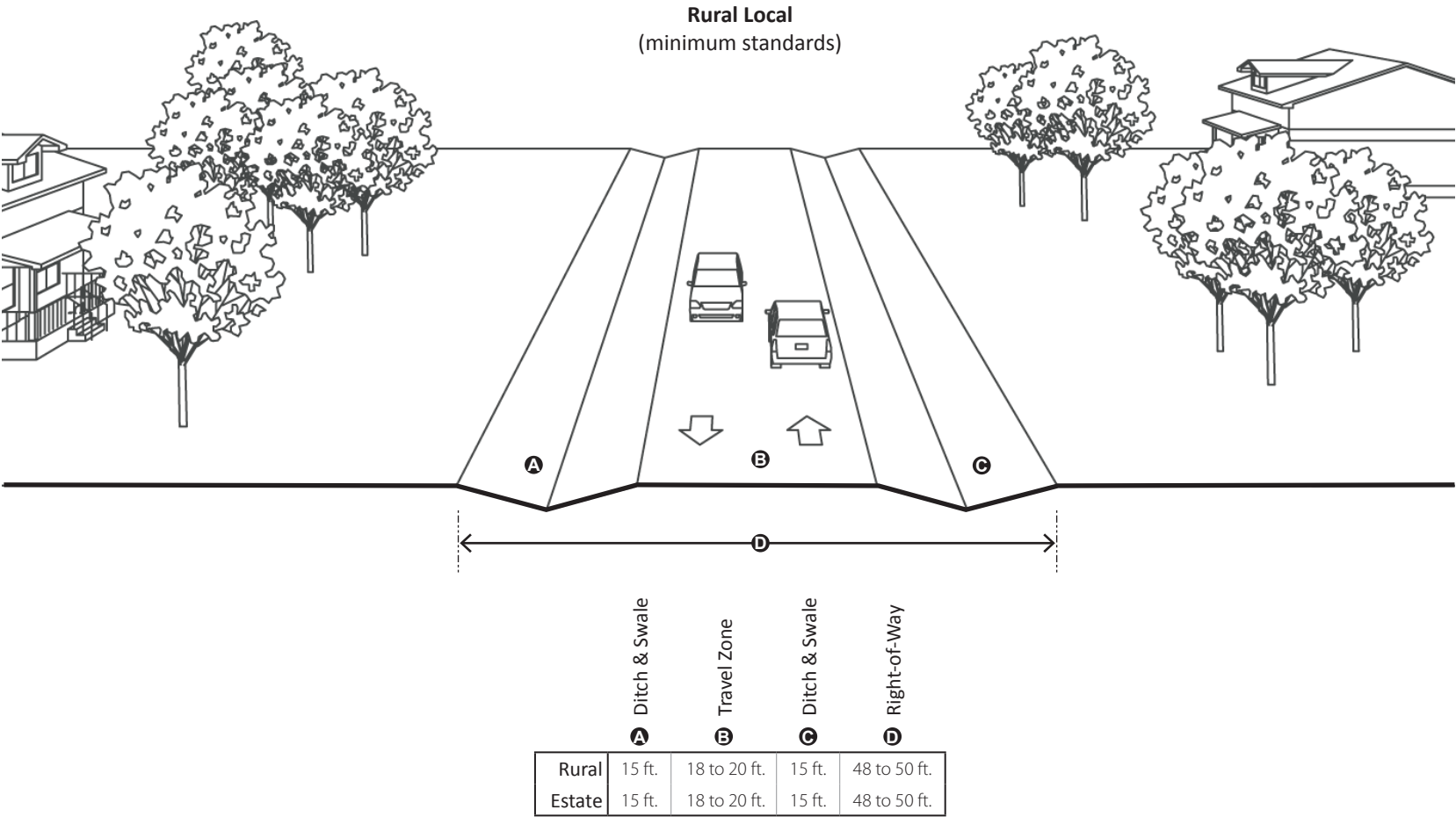
Neighborhood Street  
(minimum standards)



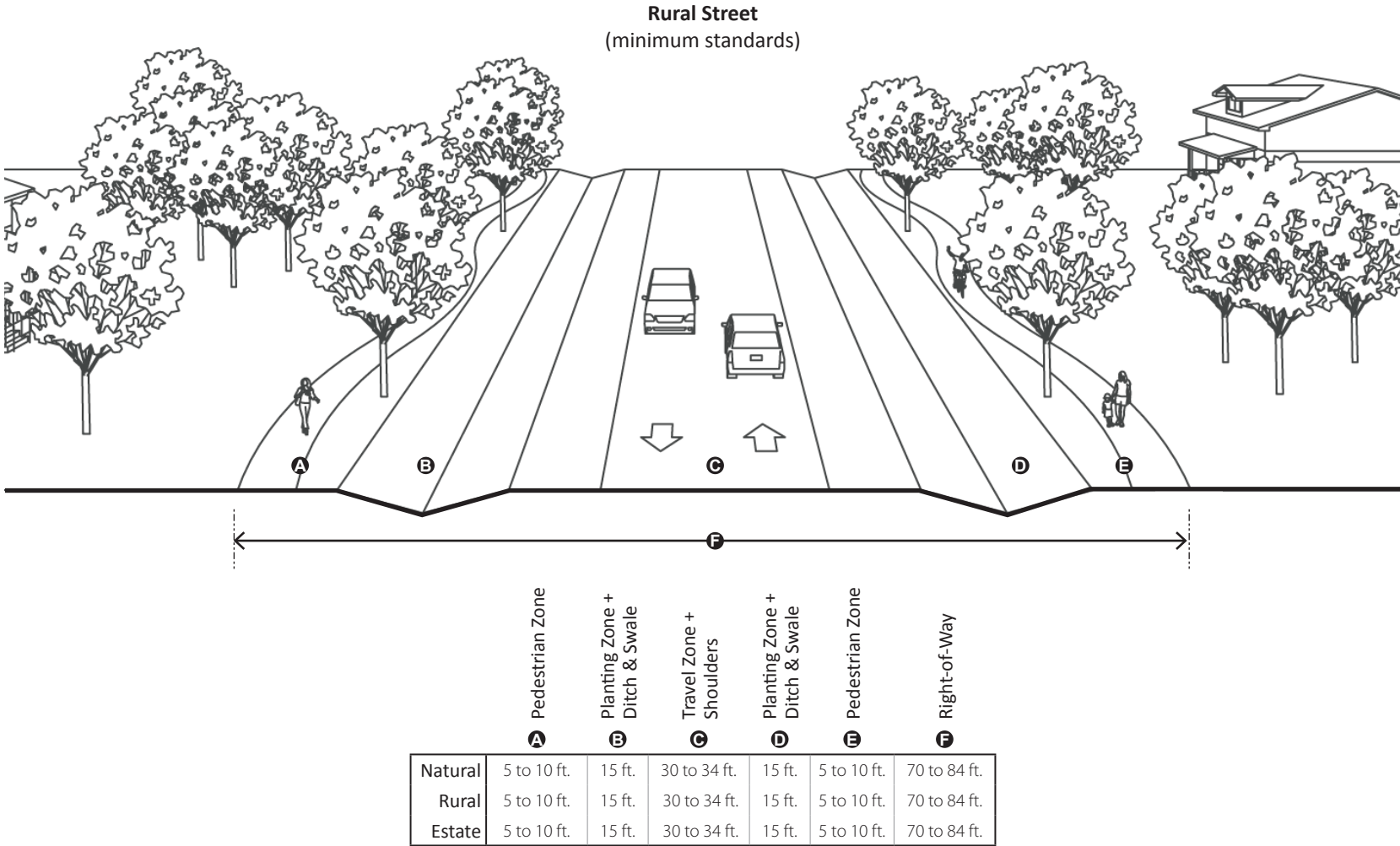
	Pedestrian Zone A	Planting Zone B	Parking Zone + Curb & Gutter C	Travel Zone D	Parking Zone + Curb & Gutter E	Planting Zone F	Pedestrian Zone G	Back of Curb to Back of Curb H	Right-of-Way I
Rural*	6 ft.	6 ft.	8 ft.	21 to 22 ft.	8 ft.	6 ft.	6 ft.	37 to 38 ft.	61 to 62 ft.
Estate*	6 ft.	6 ft.	8 ft.	21 to 22 ft.	8 ft.	6 ft.	6 ft.	37 to 38 ft.	61 to 62 ft.
Suburban	6 ft.	6 ft.	8 ft.	22 to 24 ft.	8 ft.	6 ft.	6 ft.	38 to 40 ft.	62 to 64 ft.
Urban	6 ft.	6 ft.	8 ft.	21 to 22 ft.	8 ft.	6 ft.	6 ft.	37 to 38 ft.	61 to 62 ft.
Center	7 ft.	6 ft.	8 ft.	20 to 21 ft.	8 ft.	6 ft.	7 ft.	36 to 37 ft.	62 to 63 ft.
Core	8 ft.	6 ft.	8 ft.	20 to 21 ft.	8 ft.	6 ft.	8 ft.	36 to 37 ft.	64 to 65 ft.

\* Cluster development only

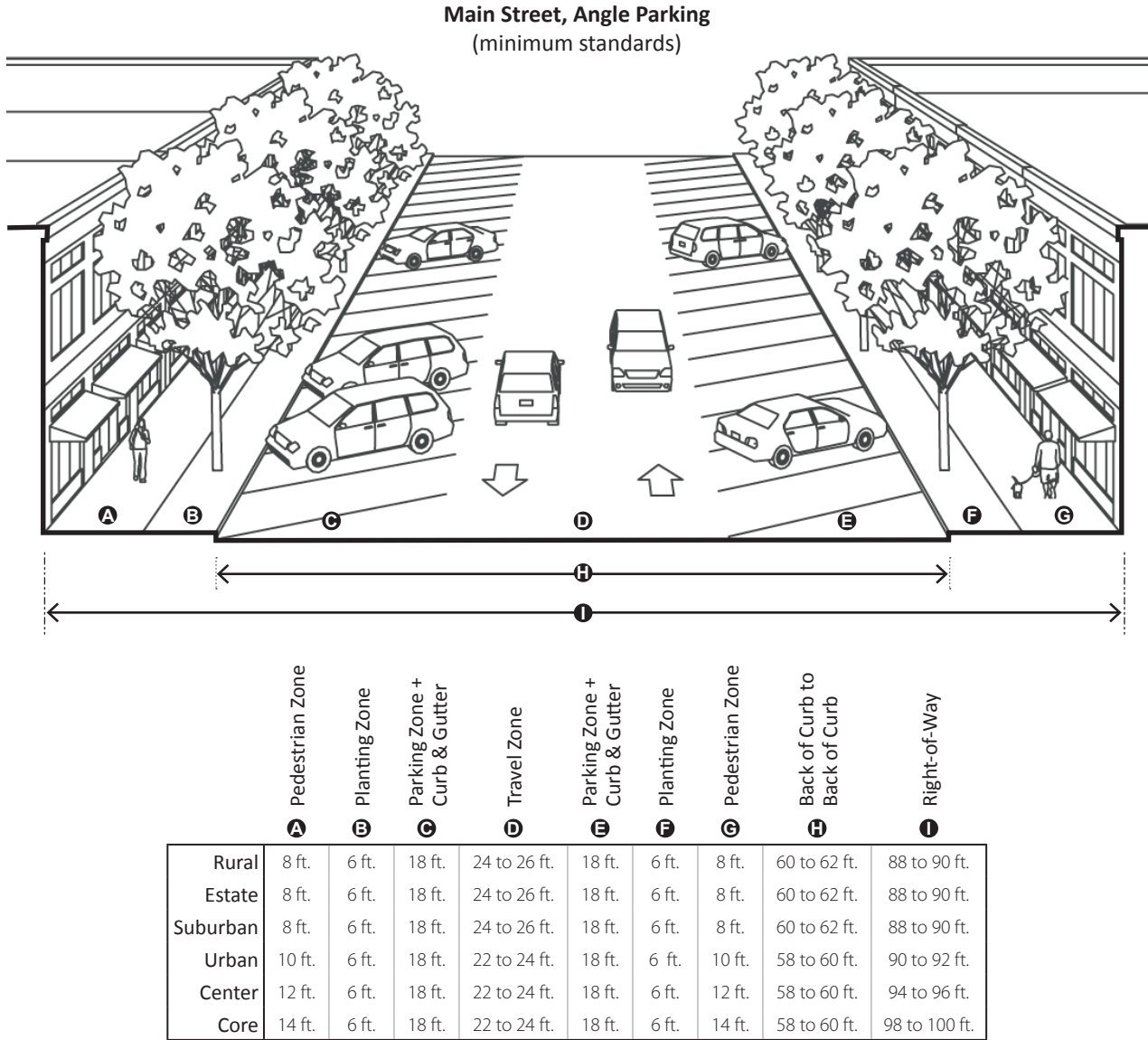
11.1.5 RURAL LOCAL



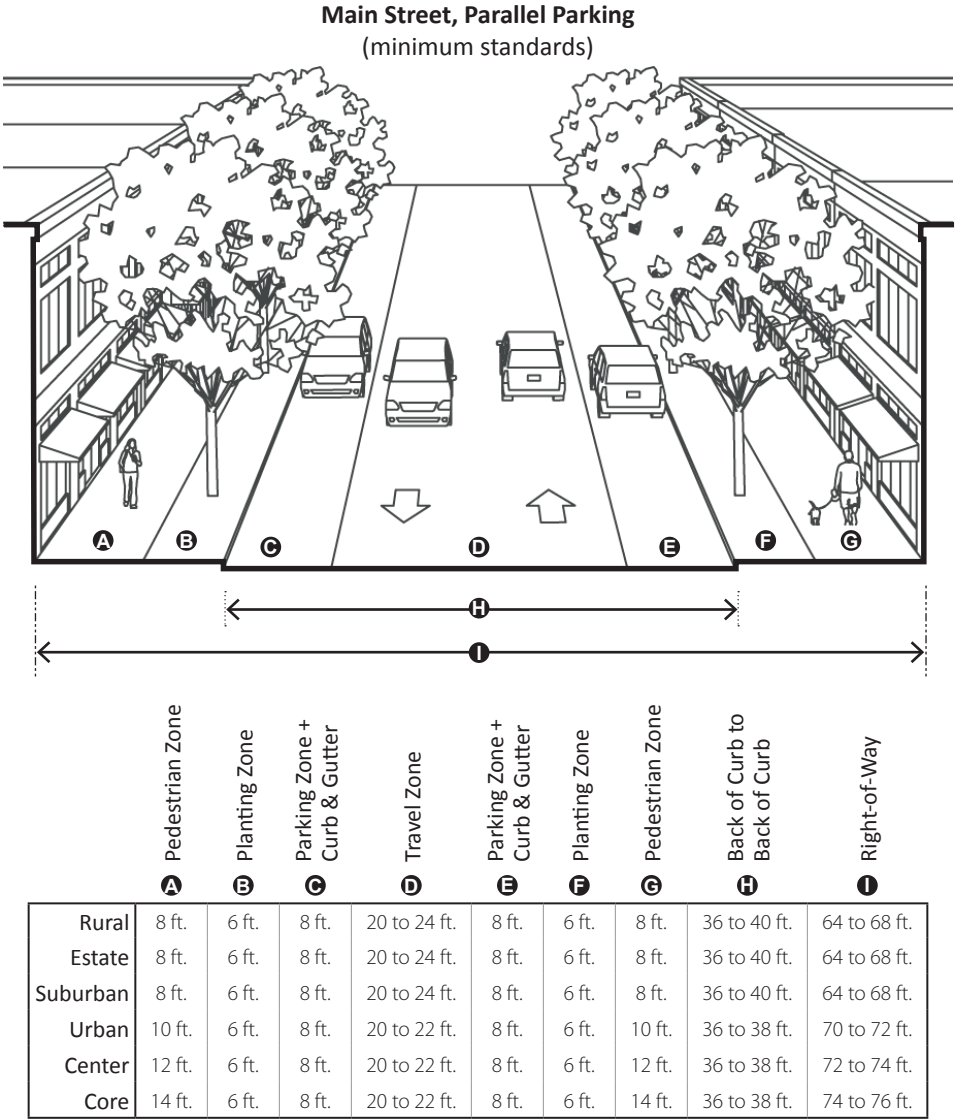
11.1.6 RURAL STREET



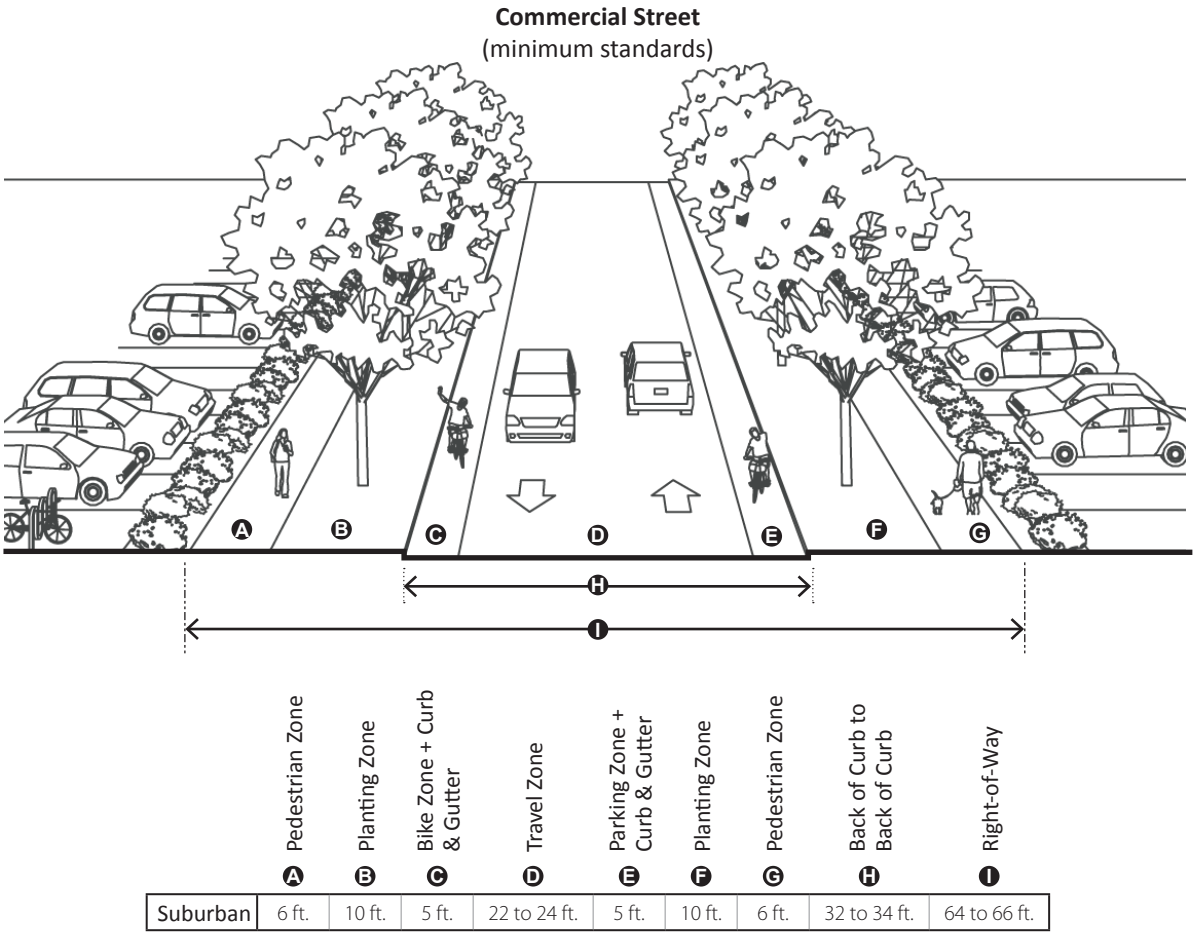
11.1.7 MAIN STREET, ANGLE (60°) PARKING



11.1.8 MAIN STREET, PARALLEL PARKING

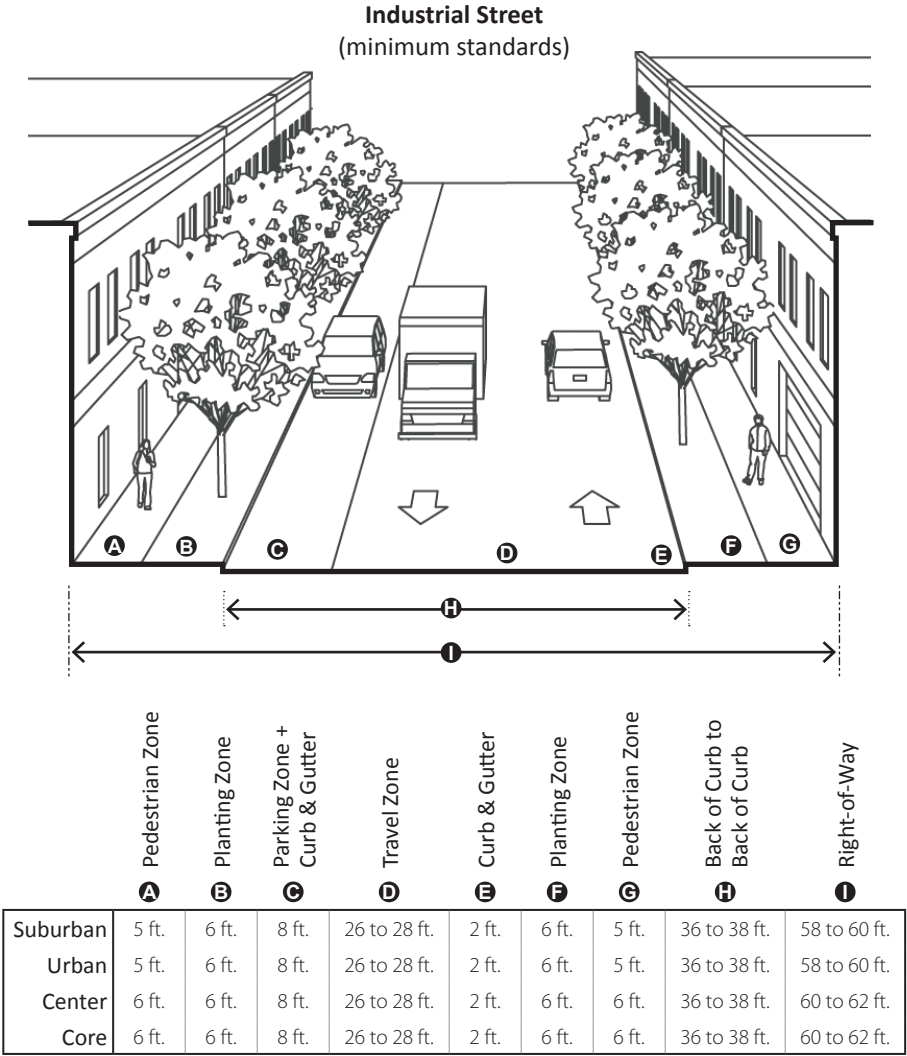


11.1.9 COMMERCIAL STREET

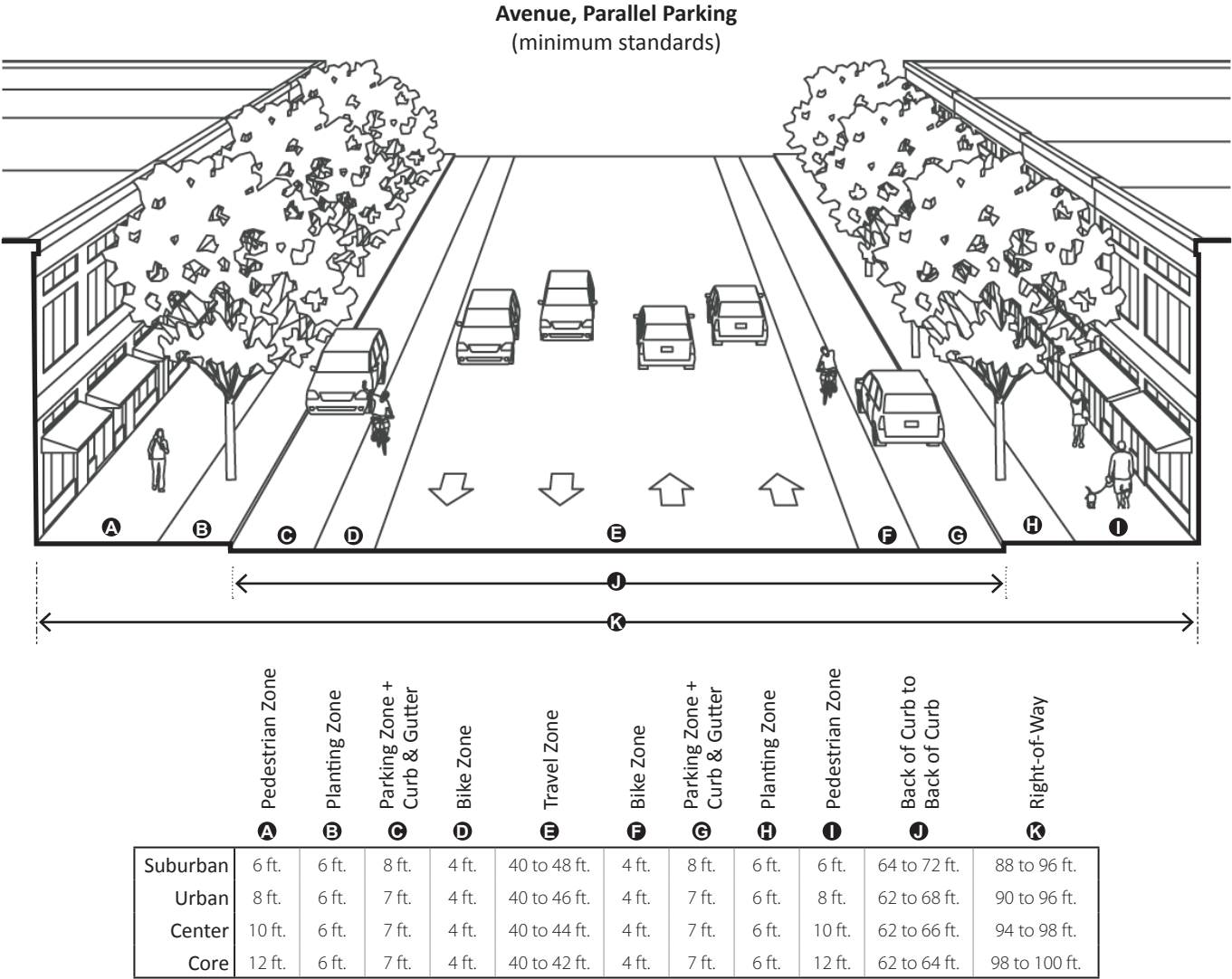




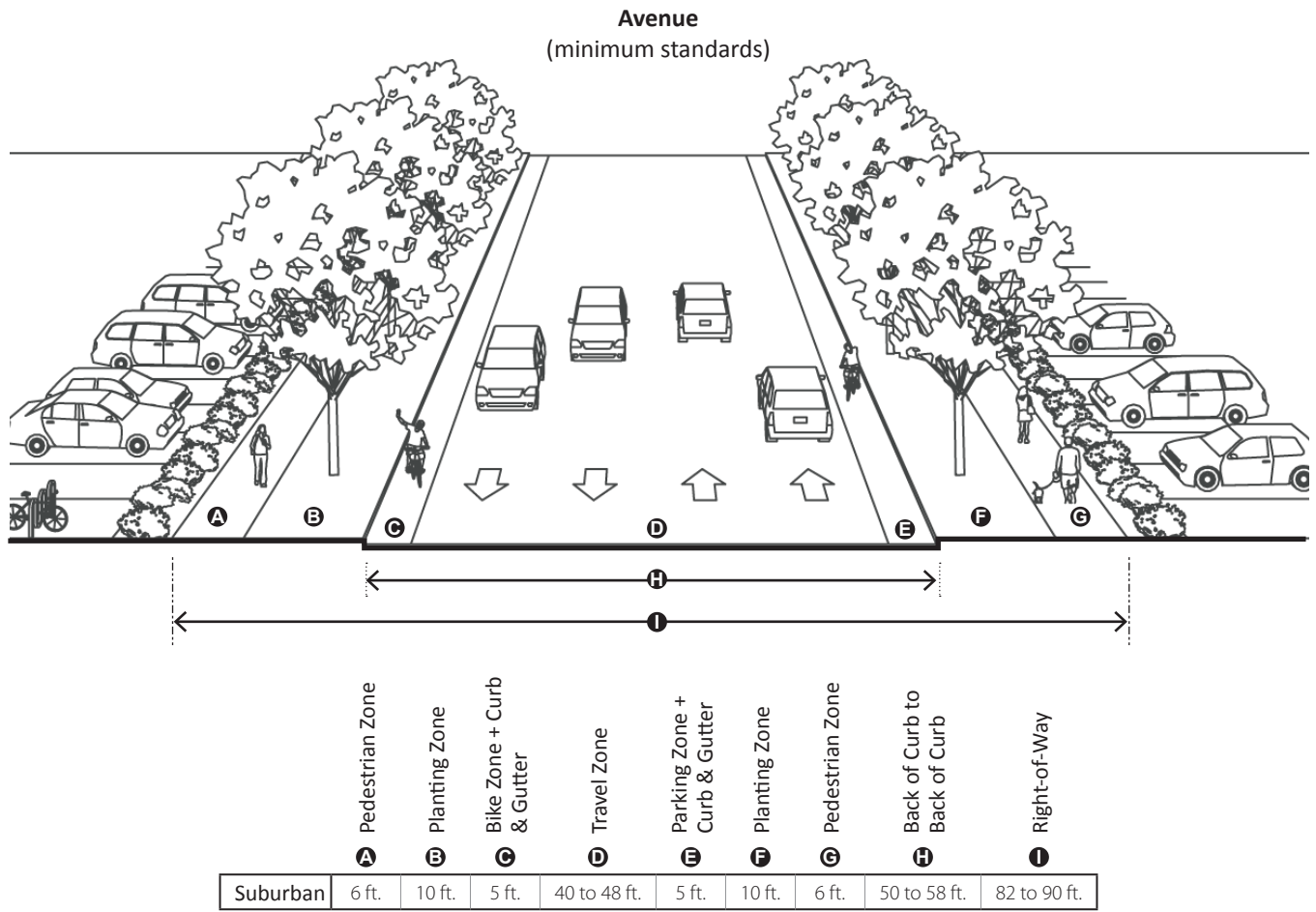
11.1.10 INDUSTRIAL STREET



11.1.11 AVENUE, PARALLEL PARKING

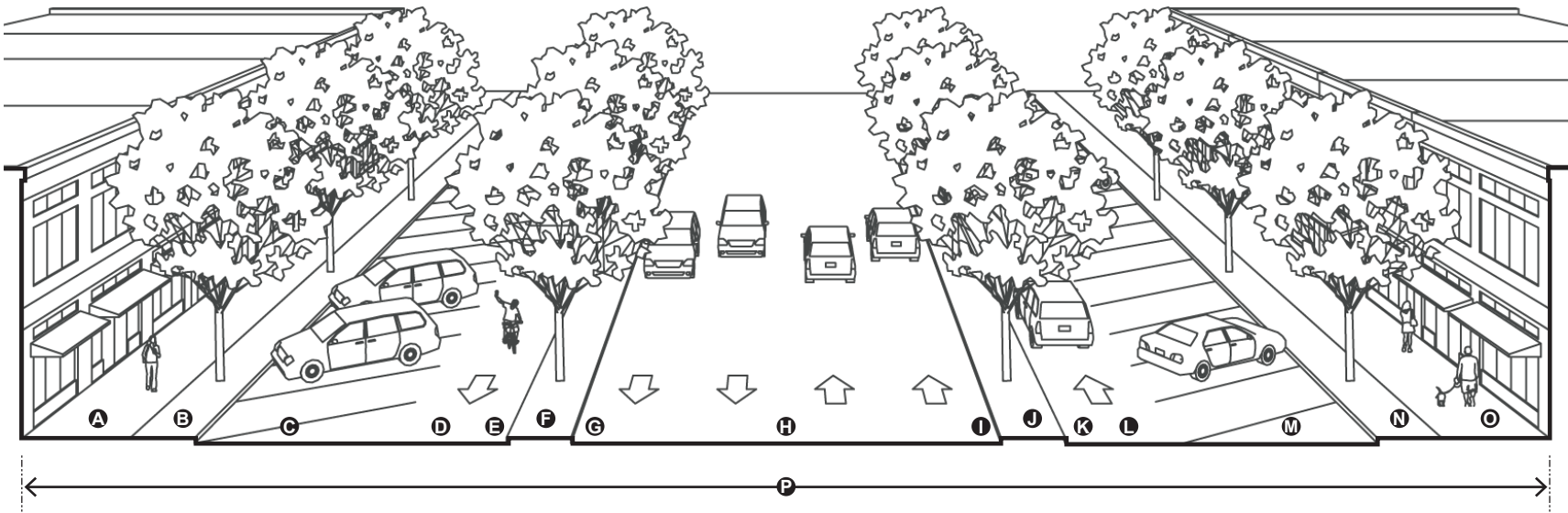


11.1.12 AVENUE



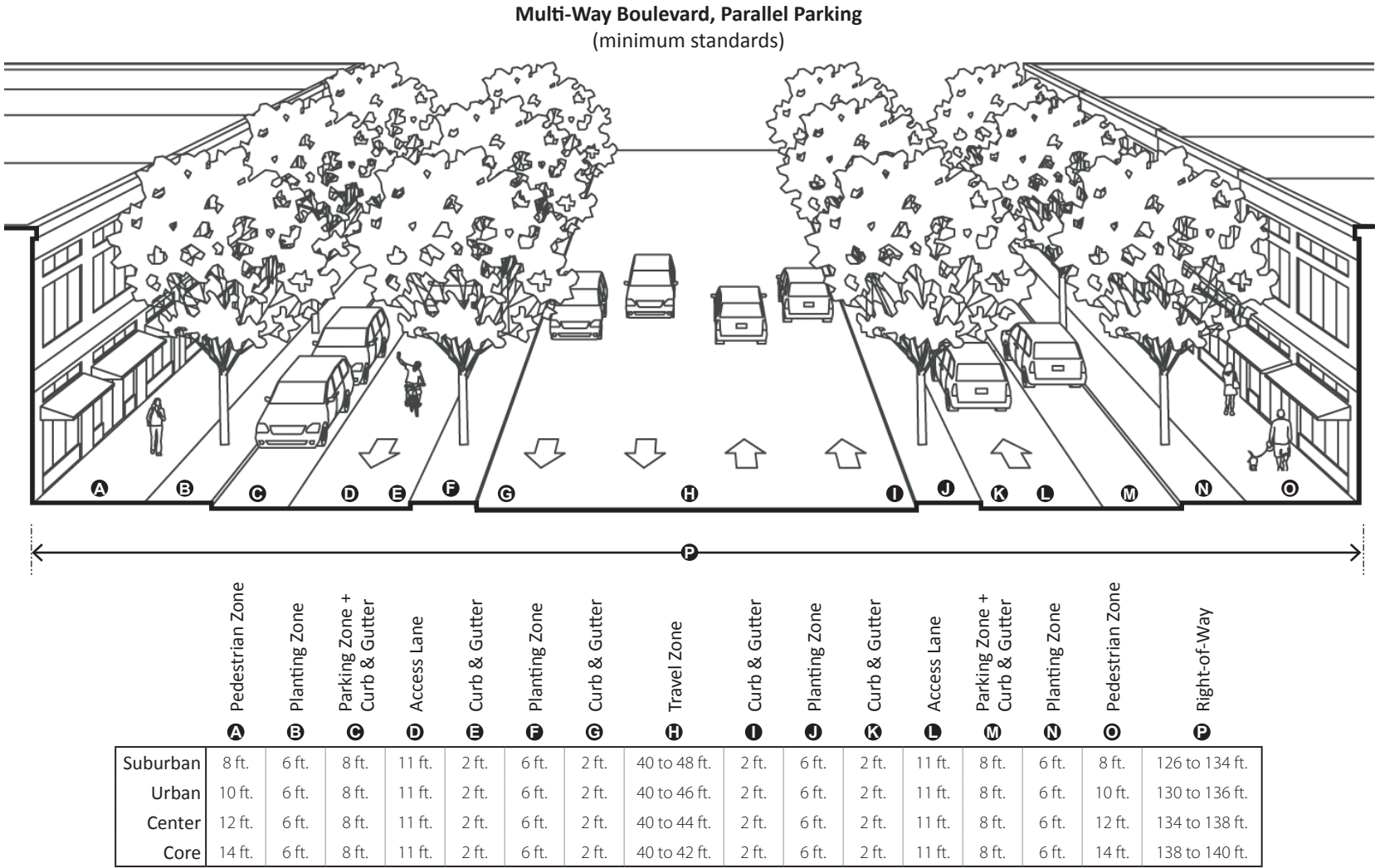
11.1.13 MULTI-WAY BOULEVARD, ANGLE (60°) PARKING

Multi-Way Boulevard, Angle Parking  
(minimum standards)

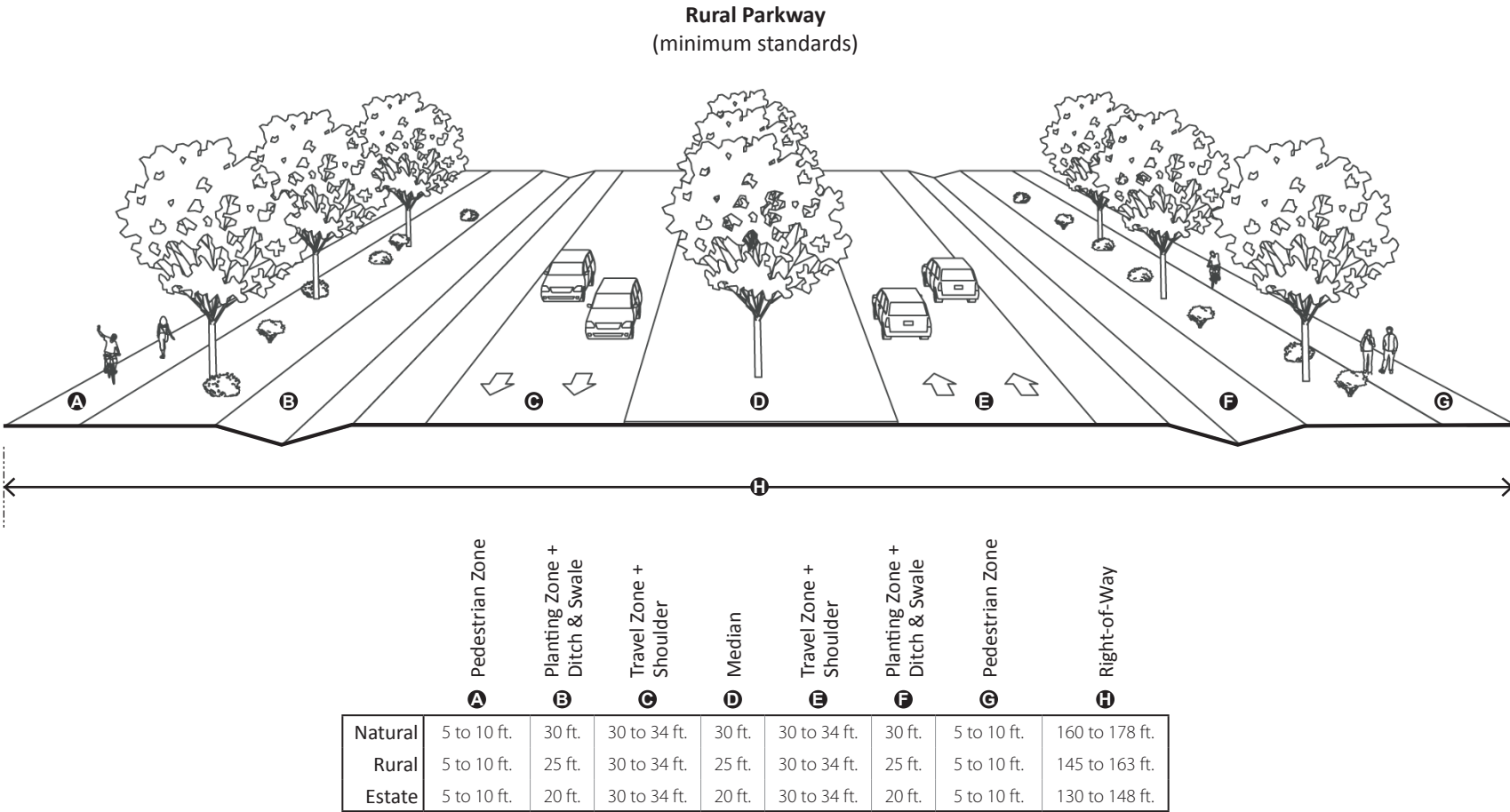


	Pedestrian Zone A	Planting Zone B	Parking Zone + Curb & Gutter C	Access Lane D	Curb & Gutter E	Planting Zone F	Curb & Gutter G	Travel Zone H	Curb & Gutter I	Planting Zone J	Curb & Gutter K	Access Lane L	Parking Zone + Curb & Gutter M	Planting Zone N	Pedestrian Zone O	Right-of-Way P
Suburban	8 ft.	6 ft.	18 ft.	12 ft.	2 ft.	6 ft.	2 ft.	40 to 48 ft.	2 ft.	6 ft.	2 ft.	12 ft.	18 ft.	6 ft.	8 ft.	148 to 156 ft.
Urban	10 ft.	6 ft.	18 ft.	12 ft.	2 ft.	6 ft.	2 ft.	40 to 46 ft.	2 ft.	6 ft.	2 ft.	12 ft.	18 ft.	6 ft.	10 ft.	152 to 158 ft.
Center	12 ft.	6 ft.	18 ft.	12 ft.	2 ft.	6 ft.	2 ft.	40 to 44 ft.	2 ft.	6 ft.	2 ft.	12 ft.	18 ft.	6 ft.	12 ft.	156 to 160 ft.
Core	14 ft.	6 ft.	18 ft.	12 ft.	2 ft.	6 ft.	2 ft.	40 to 42 ft.	2 ft.	6 ft.	2 ft.	12 ft.	18 ft.	6 ft.	14 ft.	160 to 162 ft.

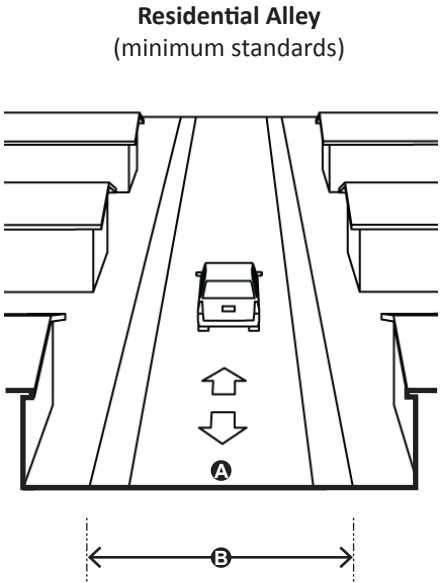
11.1.14 MULTI-WAY BOULEVARD, PARALLEL PARKING



11.1.15 RURAL PARKWAY

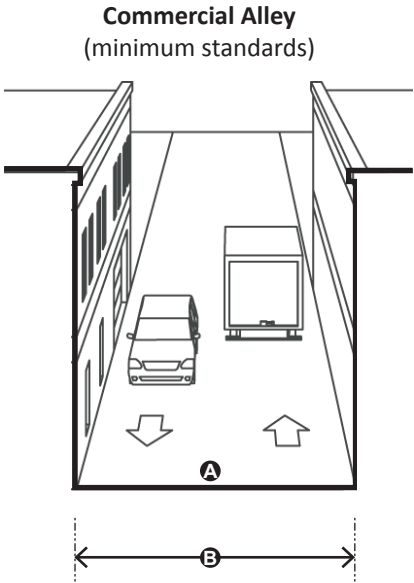


11.1.16 RESIDENTIAL AND COMMERCIAL ALLEYS



	Travel Zone A	Right-of-Way B
Rural*	14 ft.	18 ft.
Estate*	14 ft.	18 ft.
Suburban	14 ft.	18 ft.
Urban	14 ft.	18 ft.
Center	14 ft.	18 ft.

\* Cluster only



	Travel Zone A	Right-of-Way B
Rural	22 ft.	22 ft.
Estate	22 ft.	22 ft.
Suburban	22 ft.	22 ft.
Urban	22 ft.	22 ft.
Center	22 ft.	22 ft.
Core	22 ft.	22 ft.

## Sec. 11.2 Block Standards

### 11.2.1 BLOCK STANDARDS

1. Maximum block perimeters by context and land use are set forth below. Acceptable exemptions to the maximum block perimeter include: slopes in excess of 25%; freeways; railroad lines; preexisting development; conservation areas, open space, and easements as determined by the Administrator.

	NATURAL	RURAL	ESTATE	SUBURBAN	URBAN	CENTER	CORE
Residential	na	na	4,000 ft	na	1,300 ft	na	na
Cluster	na	2,100 ft	2,100 ft	2,100 ft	na	na	na
Commercial	na	1,400 ft	1,400 ft	1,600 ft	1,600 ft	1,400 ft	1,200 ft
Mixed Use	na	1,400 ft	1,400 ft	1,600 ft	1,600 ft	1,400 ft	1,200 ft
Industrial	na	na	na	2,700 ft	2,000 ft	na	na

2. A block may be broken by a civic building or open lot provided the lot is at least 50 feet wide and provides perpetual pedestrian access through the lot.
3. The maximum block perimeters may be extended by to 10%, if the block includes a pedestrian passage a minimum of 10 feet wide available at all times to the general that connects to another street.
4. Any single block face in an Urban, Center or Core context longer than 500 feet must include a pedestrian passage a minim of 10 feet wide available at all times to the general public constructed in accordance to another street.



## ARTICLE 12. USES

## Sec. 12.1 General Provisions

### 12.1.1 USE CATEGORIES

- A. In order to regulate uses more efficiently, categories of uses have been established.
- B. Use categories provide a systematic basis for assigning land uses to appropriate development types. Use categories classify land uses and activities based on common functional, product, or physical characteristics.
- C. Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties, and site conditions.

### 12.1.2 PRINCIPAL USES

Principal uses are grouped into categories of uses. Permitted uses are shown in 3.2. The use categories used in the use table are listed in 3.4. The example uses listed are not an exhaustive list. The administrator has the responsibility for categorizing uses -- see 3.1.4. below.

### 12.1.3 ACCESSORY USES

Accessory uses are allowed in conjunction with a permitted principal use as set forth in 3.5.

### 12.1.4 ADMINISTRATOR RESPONSIBILITY

- A. The administrator is responsible for categorizing all uses. If a proposed use is not listed in a use category, but is similar to a listed use, the administrator will place the proposed use under that use category.
- B. When determining whether a proposed use is similar to a listed use in 3.4, the administrator will consider the following criteria:
  1. The actual or projected characteristics of the proposed use.
  2. The relative amount of site area or floor area and equipment devoted to the proposed use.
  3. Relative amounts of sales.
  4. The customer type.
  5. The relative number of employees.
  6. Hours of operation.
  7. Building and site arrangement.
  8. Types of vehicles used and their parking requirements.
  9. The number of vehicle trips generated.
  10. Signs.
  11. How the proposed use is advertised.
  12. The likely impact on surrounding properties.
  13. Whether the activity is likely to be independent of the other activities on the site.

## Sec. 12.2 Use Tables

The use table in each context identifies the uses allowed by right, the uses requiring a special use permit and uses that are not allowed.

## Sec. 12.3 Use Standards

### 12.3.1 SIDE YARD HOUSE

- A. An easement between the two property owners to allow for maintenance or repair of the house may be required when the roof overhang or side wall of the house are within four feet of the adjacent property line (no roof overhang can extend across the property line). The easement on the adjacent property must provide at least five feet of unobstructed space.
- B. If the side wall of the house is on the property line, or within three feet of the property line, windows or other openings that allow for visibility into the side yard of the adjacent lot shall not be allowed. Windows that do not allow visibility into the side yard of the adjacent lot, such as a clerestory window or a translucent window, are allowed.
- B. The distance between group living facilities is measured from the nearest property line of the property from which spacing is required to the nearest property line on which the group living facility will be located, using a straight line, without regard to intervening structures or public rights-of-way.

### 12.3.2 LIVE-WORK

- A. Live-work is a dwelling unit in which a significant portion of the space includes a nonresidential use which is operated by the tenant.
- B. The live-work unit is permitted to be a maximum of 3,000 square feet. The nonresidential area is permitted to be a maximum 50% of the area of each live-work unit.
- C. The nonresidential area function shall be limited to the first or main floor only of the live-work unit.
- D. At least one full-time employee shall reside in the unit. A maximum of five nonresidential worker or employees are allowed to occupy the nonresidential area at any one time.
- E. Permitted nonresidential uses within a live-work unit are set forth in the use table.

### 12.3.3 GROUP LIVING

- A. No group living facility shall be located within 3,000 feet of any other group living facility.

## Sec. 12.4 Use Categories

### 12.4.1 RESIDENTIAL USE CATEGORIES

#### A. Household Living

Residential occupancy of a dwelling unit by a household on a monthly or longer basis in structures with self-contained dwelling units, including kitchens.

**Example Uses:**

Detached living  
Attached living  
Multifamily living  
Upper story residential  
Live-work  
Family day care home  
Foster home  
Group residential facility for up to eight mentally handicapped dependent persons

#### B. Group Living

Residential occupancy of a structure by a group of people that does not meet the definition of household living. Tenancy is usually arranged on a monthly or longer basis. Generally, group living facilities have a common eating area for residents, and residents may receive care or training.

**Example Uses:**

Assisted living facility  
Boarding house, rooming house, lodging house  
Congregate care facility  
Fraternity, sorority, dormitory  
Group residential facility for more than eight mentally handicapped dependent persons  
Hospice  
Monastery, convent  
Nursing or care home  
Single room occupancy

#### C. Social Service

Uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs.

**Example Uses:**

Adult rehabilitation center  
Group shelter  
Overnight general purpose shelter  
Rehabilitative clinic  
Social service facility, soup kitchen, transient lodging, homeless shelter  
Transitional home, halfway house

### 12.4.2 PUBLIC USE CATEGORIES

#### A. Civic

Places of public assembly that provide ongoing life safety, educational and cultural services to the general public, as well as meeting areas for religious practice.

**Example Uses:**

College, community college, university  
Convention center  
Museum, library  
Places of worship including church, mosque, synagogue, temple  
Police, fire, EMS station, substation  
Public or private (K-12) school  
Neighborhood arts center

#### B. Parks & Open Space

Uses focusing on public gathering areas for passive or active outdoor recreation, and having few structures.

**Example Uses:**

Botanical garden, nature preserve, recreational trail  
Cemetery, mausoleum, columbarium, memorial park  
Square, green, plaza, neighborhood park, tot lot, community garden, farmers market

#### C. Utilities

Public or private infrastructure serving a limited area with no on-site personnel (minor utility) or serving the general community with on-site personnel (major utility).

**Example Uses:**

Minor utilities, including on-site stormwater retention or detention facility, neighborhood-serving telephone exchange/switching center, gas or electric installation/transmission, water and wastewater pump station or lift station, gas gates, reservoir, control structure, drainage well, water supply water well.  
Major utilities, including aeration facility, electrical substation, electric or gas generation plant, filter bed, railroad right-of-way, transmission tower, waste treatment plant, water pumping facility, water tower or tank

### 12.4.3 COMMERCE USE CATEGORIES

#### A. Commercial Parking

Facilities that provide parking not accessory to a principal use, for which a fee may or may not be charged.

**Uses Included:**

Short- and long-term fee parking facility  
Park-and-ride facility  
Motor vehicle parking lot  
Surface parking lot

#### B. Day Care

Uses providing care, protection, and supervision of children or adults on a regular basis away from their primary residence. Care is typically provided to a given individual for fewer than 18 hours each day, although the facility may be open 24 hours each day.

**Example Uses:**

Adult day care center  
Day care center for children  
Nursery school, preschool

Recreational program, before- and after-school  
Small group child care center

### C. Indoor Recreation

Generally commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities in an indoor setting.

#### Example Uses:

Amusement center, game arcade, children's amusement center  
Amusement arcade  
Athletic, tennis, swim or health club, exercise salon  
Billiard hall, pool hall  
Bingo parlor  
Bowling alley  
Club or lodge, membership club  
Dance hall  
Dance, martial arts, music studio or classroom  
Gymnastic facility, indoor sports academy  
Motor track  
Movie or other theater  
Skating rink

### D. Medical

Uses providing medical or surgical care to patients. Some uses may offer overnight care.

#### Example Uses:

Ambulatory surgical center  
Blood plasma donation center, medical or dental laboratory  
Hospital, urgent care or emergency medical office  
Medical, dental office or chiropractor, medical practitioner  
Medical clinic  
Medical day care

### E. Office

Activities conducted in an office setting and generally focusing on business, professional or financial services.

#### Example Uses:

Offices including advertising, business management consulting, data processing, collection agency, real estate or insurance agent, professional service such as lawyer, accountant, bookkeeper, engineer, architect, sales office, travel agency

Financial services such as lender, investment or brokerage house, bank, call center, bail bonds  
Counseling in an office setting  
City, county, state, government office  
Radio, TV or recording studio, utility office  
Trade, vocational, business school

### F. Outdoor Recreation

Generally commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities. Such activities may take place wholly outdoors or within a number of outdoor structures.

#### Example Uses:

Drive-in theater  
Campground, travel trailer park, recreational vehicle park  
Executive par three golf course  
Extreme sports such as paintball, BMX or skateboarding facility  
Golf course, country club, clubhouse  
Outdoor entertainment activity such as batting cage, golf driving range, mini-amusement park, miniature golf facility, water park  
Horse stable, riding academy, equestrian center  
Outdoor shooting range  
Sports academy for active recreational or competitive sports  
Stadium, arena, commercial amphitheater

### G. Overnight Lodging

Accommodations arranged for short term stays of less than 30 days for rent or lease.

#### Example Uses:

Apartment hotel  
Hotel, motel, inn, extended-stay facility, bed and breakfast, youth hostel  
Tourist home

### H. Passenger Terminal

Public or commercial facilities for the takeoff and landing of airplanes and helicopters, and facilities for bus, taxi or limo service.

#### Example Uses:

Airport, heliport  
Bus passenger terminal, multi-modal facility  
Rail station or stop  
Taxi dispatch center, limousine service

### I. Personal Service

Facilities involved in providing personal services or repair services to the general public.

#### Example Uses:

Animal care (animal grooming, animal hospital, veterinary clinic, pet clinic, animal boarding place, animal shelter, kennel, doggy day care)  
Dry-cleaning or laundry drop-off facility, laundromat, cleaning, pickup station, coin operated pickup station  
Funeral home, funeral parlor, mortuary, undertaking establishment, commercial wedding chapel  
Hair, nail, tanning, massage therapy and personal care service, barber, beauty shop  
Photocopy, blueprint, package shipping and quick-sign service, printing and publishing, security service  
Tattoo/body piercing shop, palmist, psychic, medium, fortune telling, massage therapy  
Appliance, bicycle, canvas product, clock, computer, jewelry, musical instrument, office equipment, radio, shoe, television or watch repair  
Taxidermist, tailor, milliner, upholsterer, locksmith

### J. Restaurant/Bar

Establishments that prepare and sell food or drink for on- or off-premise consumption.

#### Example Uses:

Bar, tavern, cocktail lounge, nightclub, brew pub  
Eating and drinking establishment  
Pizza delivery facility

Restaurant, fast-food restaurant, take-out, yogurt or ice cream shop

## K. Retail Sales

Facilities involved in the sale, lease, or rental of new or used products.

### Example Uses:

Sale, lease or rental of alcoholic beverages, antiques, appliances, art supplies, baked goods, bicycles, books, building supplies, cameras, carpet and floor coverings, crafts, clothing, computers, convenience goods, dry goods, electronic equipment, fabric, flowers, fuel (including gasoline and diesel fuel), furniture, garden supplies, gifts or novelties, groceries, hardware, home improvement, household products, jewelry, medical supplies, music, musical instruments, office supplies, package shipping, pets, pet supplies, pharmaceuticals, photo finishing, picture frames, plants, printed materials, produce, souvenirs, sporting goods, stationery, tobacco, used or secondhand goods, vehicle parts and accessories, videos, and related products.

Art studio, gallery

Check cashing

Drop-in child care center

Post office

Pawnshop

Seafood market

## L. Vehicle Sales

Direct sales, rental or leasing of passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.

### Example Uses:

Boats and other recreational vehicle sales

Vehicle sales, rental, or leasing

## M. Water-Oriented

Uses that require direct access to navigable waters.

### Example Uses:

Boat livery

Dock or pier (commercial)

Dry storage of boats

Ferry/water taxi

Marina

Wet storage of boats (commercial)

## 12.4.4 FABRICATION USE CATEGORIES

### A. Light Industrial

Manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the facility.

#### Example Uses:

Brewery, winery

Bus or rail transit vehicle maintenance or storage facility

Contractors storage including janitorial and building maintenance service, exterminator, or other maintenance yard or facility, building, heating, plumbing, landscaping or electrical contractor and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site

Crematorium, pet crematorium

Electronics service center

Food beverage products except animal slaughter, stockyards

Lawn, tree or garden service

Laundry, dry-cleaning, and carpet cleaning plants

Leather and leather products except tanning and finishing

Lumberyard and wood products, sheet metal shop, soft drink bottling

Stone, clay, glass, and concrete products

Light Manufacturing

A facility conducting light manufacturing operations within a fully-enclosed building.

Uses Included:

Bulk mailing service

Clothing, textile apparel manufacturing

Manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items, electrical items, sporting goods, office and art supplies, electrical equipment/items, paper products (except pulp mills), metal and glass products

Office showroom/warehouse

Printing, publishing, and lithography

Production of artwork and toys, sign-making, movie production facility, photo-finishing laboratory

Repair of scientific or professional instruments and electric motors

Sheet metal, welding, machine, tool repair shop or studio

Woodworking, including cabinet makers and furniture manufacturing

### B. Research and Development

A facility focused primarily on the research and development of new products.

#### Example Uses:

Laboratories, offices, and other facilities used for research and development by or for any individual, organization, or concern, whether public or private; prototype production facilities that manufacture a limited amount of a product in order to fully investigate the merits of such a product; pilot plants used to test manufacturing processes planned for use in production elsewhere; production facilities and operations with a high degree of scientific input; facilities and operations in which the input of science, technology, research, and other forms of concepts or ideas constitute a major element of the value added by manufacture per unit of product.

### C. Self-Service Storage

Facilities providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or removing personal property.

**Uses Included:**

Warehouse, self-service, fully enclosed indoor multi-story storage, mini-warehouse

### D. Vehicle Service

Repair and service to passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.

**Uses Included:**

Audio and alarm system installation, custom accessories, quick lubrication facilities, auto detailing, minor scratch and dent repair, bedliner installation, glass repair/replacement, tire sales and mounting, full- or self-service vehicle wash Alignment shop, body shop, engine replacement or overhaul, repair of cars, trucks, RVs and boats, repair or replacement of brakes, shocks, mufflers and transmissions  
Service station  
Towing service, truck service, vehicle towing station

## 12.4.5 INDUSTRIAL USE CATEGORIES

### A. Heavy Industrial

Firms involved in research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities. The uses emphasize industrial businesses, and sale of heavier equipment. Factory production and industrial yards are located here. Sales to the general public are limited.

**Uses Included:**

Any use that is potentially dangerous, noxious or offensive to neighboring uses in the district or those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio, television reception, radiation or any other likely cause

Asbestos, radioactive materials

Animal processing, packing, treating, and storage, livestock or poultry slaughtering, concentrate plant, processing of food and related products, production of lumber, tobacco, chemical, rubber, leather, clay, bone, paper, pulp, plastic, stone, or glass materials or products, production or fabrication of metals or metal products including enameling and galvanizing, Automobile dismantlers and recyclers, commercial feed lot Bulk storage of flammable liquids, chemical, cosmetics, drug, soap, paints, fertilizers and abrasive products  
Concrete batching and asphalt processing and manufacture, batch plant Earth moving, heavy construction equipment, transportation equipment  
Detention center, jail, prison  
Explosives, fabricated metal products and machinery  
Impound lot, wrecker service includes vehicle wreckers, auto storage, wrecking, junk or salvage yard  
Labor hall, leather and leather products includes tanning and finishing  
Manufactured or modular housing sales  
Petroleum, liquefied petroleum gas and coal products and refining  
Primary metal manufacturing  
Pulp mill, rubber and plastic products, rubber manufacturing  
Scrap metal processors, sawmill, secondary materials dealers  
Trailer leasing, auction vehicle, broker vehicle, pawn shop vehicle  
Tire recapping, tobacco products, transportation equipment  
Resource Extraction  
Characterized by uses that extract minerals and other solids and liquids from land.  
Uses Included:  
Dredging, earth extraction, clearing or grading (timber cutting)  
Extraction of phosphate or minerals  
Extraction of sand or gravel, borrow pit  
Metal, sand stone, gravel clay, mining and other related processing  
Stockpiling of sand, gravel, or other aggregate materials

### B. Warehouse and Distribution

Facilities involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer with little on-site sales activity to customers.

**Uses Included:**

Bulk storage, including nonflammable liquids, cold storage plants, including frozen food lockers, household moving and general freight storage, separate warehouse used by retail store such as furniture or appliance store  
Bus barn  
Commercial packing for fruits and vegetables  
Distribution facility, central postal facility  
Freight, service facility  
Outdoor storage yard  
Parcel services  
Railroad switching yard, freight terminal, piggyback yard  
Transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred  
Trailer storage, drop off lot  
Truck or motor freight terminal, service facility  
Trucking operation  
Warehouse

### C. Waste-Related Service

Characterized by uses that receive solid or liquid wastes from others for transfer to another location and uses that collect sanitary wastes or that manufacture or produce goods or energy from the composting of organic material.

**Uses Included:**

Animal waste processing  
Garbage or refuse collection service (office and truck fleet)  
Landfill  
Manufacture and production of goods from composting organic material Recycling facility including recyclable material storage, including construction material, recycling drop-off facility, recycling buy-back center, recycling collection center  
Solid or liquid waste transfer station, waste incineration

## D. Wholesale Trade

Facilities involved in the sale, lease, or rent of products to industrial, institutional or commercial businesses only. The use emphasizes on-site sales or order-taking and often includes display areas. Businesses may or may not be open to the general public, but sales to the general public are not permitted. Products may be picked up on-site or delivered to the customer.

### Uses Included:

Mail-order house

Sale or rental of machinery, equipment, heavy equipment, building materials, special trade tools, welding supplies, machine parts, electrical supplies, plumbing supplies, janitorial supplies, restaurant equipment, and store fixtures

Wholesale sales of food, clothing, auto parts, building hardware and similar products

Livestock auction

Milk processing plant

Packing house for fruits or vegetables

Plant nursery, plant nursery with landscape supply

Poultry slaughtering and dressing

Timber tracts, forest nursery gathering of forest products

## B. Resource Extraction

Characterized by uses that extract minerals and other solids and liquids from land.

### Uses Included:

Dredging, earth extraction, clearing or grading (timber cutting)

Extraction of phosphate or minerals

Extraction of sand or gravel, borrow pit, metal, sand stone, gravel clay, mining and other related processing

Stockpiling of sand, gravel, or other aggregate materials

## 12.4.6 OPEN USE CATEGORIES

### A. Agriculture

Characterized by uses that create or preserve areas intended primarily for the raising of animals and crops, conservation, and the secondary industries associated with agricultural production.

### Uses Included:

Animal raising including horses, hogs, cows, sheep, goats, and swine, poultry, rabbits, and other small animals, apiculture, aquaculture, dairying, personal or commercial animal breeding and development

Crop production, soil preparation, agricultural services, large animal and veterinary services, farm labor and management services

Floriculture, horticulture, pasturage, row and field crops, viticulture, tree or sod farm, silviculture, sale of agriculture products

Fish hatcheries and preserves

Grain, fruit, field crop and vegetable cultivation and storage

Hunting, trapping and game propagation

Livestock, horse, dairy, poultry and egg products



## Sec. 12.5 Accessory Uses

### 12.5.1 GENERAL

- A. Unless otherwise expressly stated, accessory uses are permitted in conjunction with allowed principal uses. Accessory uses must be accessory and clearly incidental and subordinate to a permitted principal use.
- B. No accessory use may be established on a lot prior to the establishment of a permitted principal use.
- C. The administrator is authorized to determine when a structure or use meets the definition of an accessory use. In order to classify a structure or use as accessory, the administrator must determine that the use:
  1. Is subordinate to the principal use in terms of area, extent and purpose;
  2. Contributes to the comfort, convenience or necessity of occupants of the principal use served;
  3. Is located on the same lot as the principal structure or use, or on a contiguous lot in the same ownership;
  4. Does not involve operations not in keeping with the character of the principal use served; and
  5. Is not of a nature likely to attract visitors in larger numbers than would normally be expected.

### 12.5.2 HOME OCCUPATIONS

#### A. Prohibited Home Occupations

The following uses are not permitted as home occupations. There shall be no group instruction in connection with a home occupation.

1. Vehicle and/or body and fender repair.
2. Outdoor repair.
3. Commercial nursery or truck farming.
4. Food handling, processing or packing, other than services that utilize standard home kitchen equipment.

5. Medical or dental lab.
6. Restaurant.
7. Sale or repair of firearms.
8. Bulk storage of flammable liquids.
9. Funeral homes and mortuaries.
10. Animal hospitals and kennels.

#### B. Class A

The intent of a Class A home occupation is to permit very limited activities in a residential dwelling, provided such activities do not impact or detract from the residential character of the neighborhood. A Class A home occupation must be deemed an accessory use and no further approval is required, provided the use meets the following.

1. The use of the dwelling unit for Class A home occupation must be clearly incidental and subordinate to its use for residential purposes by its occupants, and must under no circumstances change the residential character of the structure.
2. There must be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of a home occupation.
3. No business, storage or warehousing of material, supplies or equipment is permitted outside of the primary dwelling unit.
4. No equipment or process may be used that creates excessive noise, vibration, glare, fumes, odors, or electrical interference.
5. No display of products are visible from the street.
6. A Class A home occupation is subject to all applicable licenses and business taxes.
7. No persons other than members of the family residing on the premises must be engaged in the home occupation.

8. Storage space and the operation of the business inside the dwelling unit may not exceed 25% of the floor area of the residence.
9. Customers and employees coming to the residence to conduct business is not permitted.
10. No signage is permitted.

#### C. Class B

A Class B home occupation is a business, profession, occupation or trade conducted for gain or support within a residential dwelling or its accessory buildings that requires employees, customers, clients or patrons to visit the home. A Class B home occupation is permitted as a special use provided that the [governing body] determines that:

1. It is carried on by a person residing on the premises and employs no more than two employees not living on the premises.
2. No more than 20% of the total floor area of the residence is used for the home occupation.
3. No more than two vehicles are used in the conduct of the home occupation, and such vehicles are parked off the street.
4. No merchandise or commodity is sold on the premises, except what is incidental to the home occupation.
5. No mechanical equipment is installed or used except such that is normally used for domestic or professional purposes.
6. No expansion is permitted outside the principal structure that houses the home occupation, except that which is necessary to house vehicles used in the conduct of home occupation.
7. The use will not create undue traffic congestion or create a traffic hazard.
8. Advertising signs shall be limited to one unlighted wall

sign no larger than three square feet in area, attached to the structure housing the home occupation.

D. The minimum spacing of drive-through facilities receiving access onto the same street is 400 linear feet along that street's block face (same side of street).

### 12.5.3 ACCESSORY DWELLINGS UNITS

#### A. Existing Lot of Record

One accessory dwelling unit may be permitted as a special use by the [governing body] on an existing residential legal lot of record (subject to the standards listed below and approval of the [governing body]).

#### B. New Development

One accessory dwelling unit is permitted by right (subject to the standards listed below) on a lot platted after the effective date of this code.

#### C. Standards

1. The living area of the accessory dwelling unit may not exceed the living area of the principal structure. In no case shall the total floor area of the accessory dwelling unit exceed 600 square feet.
2. The accessory dwelling unit cannot have a separate electrical meter.
3. The owner of the property must occupy either the primary structure or the accessory dwelling.
4. One additional parking space on the same premises is required for the accessory dwelling unit.

### 12.5.4 DRIVE-THROUGH FACILITIES

- A. A drive-through is permitted in conjunction with a permitted ground floor nonresidential use.
- B. The drive-through facility must orient to an alley, driveway, or interior parking area, and not a street.
- C. None of the drive-through facilities (e.g., driveway queuing areas, windows, teller machines, service windows, kiosks, drop-boxes, or similar facilities) can be located within 20 feet of a street and may not be oriented to a street corner.

## Sec. 12.6 Temporary Uses

Certain uses are temporary in character. They vary in type and degree, as well as length of time involved. Such uses may have little impact on surrounding and nearby properties or they may present questions involving potential incompatibility of the temporary use with existing uses. Unless otherwise specified in this code, the following regulations govern temporary uses.

### 12.6.1 TEMPORARY USES EXEMPT FROM PERMIT

The following permitted temporary uses do not to obtain a temporary use permit.

#### A. Garage or Yard Sales

Private sales are limited to two sales per dwelling unit each calendar year and the length of each permitted sale shall not exceed three consecutive days, except that the administrator may permit a third sale in any calendar year upon submission of sufficient proof a change in ownership of the residential premises on which the sale is to be conducted.

#### B. Storage PODS

1. One storage pod for off-site storage of household or other goods located in any setback is permitted for a maximum of 30 consecutive days.
2. The storage pod must be placed completely on-site (and is not permitted to be placed in any type of public right-of-way).
3. The storage POD must be placed on a paved surface.

#### C. Construction Dumpsters

One construction dumpster is permitted on on-site in association with a valid building permit. The use of such a dumpster is strictly limited to the time actively underway. In no event can the use of dumpster continue past expiration of the building permit.

### 12.6.2 TEMPORARY USE PERMIT REQUIRED

The following temporary uses are allowed subject to approval of a temporary use permit in the frequency stated below except that no property may have more than four of the events listed below in one calendar year.

#### A. Commercial Circuses, Carnivals or Fairs

Commercial circuses, carnivals or fairs, for not more than two consecutive weeks in any calendar year.

#### B. Temporary Religious or Revival Activities

Temporary religious or revival activities in tents in association with a place of worship, for not more than two consecutive weeks in any calendar year.

#### C. Special Events

Special events occurring no longer than seven consecutive days once every three months.

#### D. Grand Opening Sales

Grand opening sales, including outside food and beverage vending, for three consecutive days, once per certificate of occupancy.

#### E. Other Temporary Uses

Other temporary uses similar in nature to the ones listed above, with corresponding limitations, as determined by the administrator.

### 12.6.3 MANUFACTURED HOME OR TRAILER FOR TEMPORARY USE

- A. After approval by the administrator, a manufactured home or trailer may be used as a temporary office, security shelter, or shelter for materials or tools (but not for residential purposes or sales offices) incident to construction on or development of the premises upon which the manufactured home or trailer is located.

- B. Such use is strictly limited to the time construction or development is actively underway. In no event may the use continue more than six months without the further approval of the administrator.

### 12.6.4 REAL ESTATE DEVELOPMENT PROJECTS

- A. A developer may request a temporary use permit for necessary commercial promotional, storage, or fabrication activities at a development site that occur during construction of that developer's project.
- B. When the request is for a temporary sales office, model home, or apartment, the application must list the lots, apartment units, or dwelling units to be initially sold.
- C. The temporary use permit will be restricted to only those activities and properties listed on the petition. Such activities may not include any sale of properties outside the development site or any resale of properties.
- D. The following uses in connection with such a project require a temporary use permit:
  1. Offices for sale of real estate or for persons engaged in the development
  2. Construction materials storage, general contractor's business office, processing, or fabrication.
  3. Equipment storage.
  4. Model homes or sample apartments.

## **ARTICLE 13. PARKING**

## Sec. 13.1 Applicability

- A. Unless specifically exempt, all existing and proposed development shall provide parking facilities in accordance with this article. No certificate of occupancy shall be issued until these standards have been met.
- B. With the exception of restriping a parking area or other vehicular use area which does not result in a reconfiguration of the parking spaces, any modification to existing parking facilities shall conform to the requirements of this article.
- C. Buildings and uses lawfully existing as of the effective date of this article may be renovated or repaired without providing additional parking facilities, provided there is no increase in gross floor area or change in use of existing floor area that would increase parking demand.
- D. Where a building or use existed as of the effective date of this article, and the building or use is enlarged in gross floor area or impervious area by ten percent or 2,000 square feet, whichever is less, parking as specified in this article shall be required for the enlarged area.
- E. A change in use of a building or use existing as of the effective date of this article shall require additional parking facilities to comply with the requirements of this section for the new use unless:
  - 1. The building is less than 2,000 square feet in floor area; or
  - 2. The new use has the same parking requirement or a lesser requirement than the previous one.

## Sec. 13.2 Parking Requirements

### 13.2.1 CALCULATION OF RATIOS

#### A. Mixed Uses

Developments containing more than one use shall provide parking spaces in an amount equal to the total of the requirements for all uses.

#### B. Fractional Measurements

Where fractional spaces result, the parking spaces required shall be the next highest whole number.

### 13.2.2 PARKING RATIOS

#### A. Minimum

The following minimum parking ratios apply to all zoning districts. Where in the opinion of the applicant, a listed ratio requires too much or too little parking, the applicant may provide an alternative parking plan with data submitted in support of higher or lower ratios.

#### B. Required Parking Ratios

Unless specifically reduced in 5.2.4 below, the following parking ratios shall apply to all development.

#### C. Maximum

1. No use shall provide more than 115 percent of the required parking shown in the table above unless any parking above the 115-percent threshold is provided as underground or structured parking.
2. Where a project is intended to be developed in phases, the Administrator may approve development of a parking area intended to serve current and future development.

	USE CATEGORY	SPACES	PER
RESIDENTIAL	All household living, except as listed below:	2.0	Unit
	Attached living	2.0	Unit
	Multifamily dwelling, Upper-story residential	1.25 + 1.50 + 1.75 + 2.0 + + 1.0	Studio/Efficiency 1 bedroom 2 bedroom 3+ bedroom Visitor space each 4 units
	Live-work	2.0	Unit
	Group living, Social Service	1.0	3 residents
PUBLIC	Civic	1.0	250 SF gross floor area
	Parks & open space	*	As determined by Administrator
	Utilities	1.0	250 SF gross floor area (office)
COMMERCE	Day care	1.0	Employee
	Indoor recreation	1.0	250 SF gross floor area
	Medical	1.0	200 SF gross floor area
	Office	1.0	250 SF gross floor area
	All outdoor recreation, except as listed below:	*	As determined by Administrator
	Campground, travel trailer park, RV park	1.0	Space
	Horse stable, riding academy equestrian center	1.0	5 stalls
	Overnight lodging	1.0 + + 1.0	Guest room 200 SF conference, banquet, restaurant
	Passenger terminal	1.0 + 1.0	Employee 250 SF waiting area
	Personal service	1.0	250 SF gross floor area
	Restaurant/Bar	1.0	100 SF gross floor area
	Retail sales	1.0	250 SF gross floor area
	Vehicle sales	1.0	500 SF gross floor area
	Water-oriented	1.0	3 wet or dry slips, accessory uses separate
FABRICATION	Light industrial	1.0	500 SF gross floor area
	Light manufacturing	1.0	500 SF gross floor area
	Research & development	1.0	500 SF gross floor area
	Self-service storage	1.0 + 1.0	250 SF gross floor area (non-storage) 25 storage units
	Vehicle service	3.0	Service bay
INDUSTRIAL	Heavy industrial	1.0	1,000 SF gross floor area
	Warehouse & distribution	1.0	1,000 SF gross floor area
	Waste-related service	1.0	1,000 SF gross floor area
	Wholesale trade	1.0	500 SF gross floor area
OPEN	Agriculture	1.0	500 SF gross floor area
	Resource Extraction	1.0 + 1.0	Employee 250 SF gross floor area (office)

#### D. Unlisted Uses

The parking space requirements for a use not specifically listed in the table shall be the same as for the listed use deemed most similar to the proposed use by the Administrator

#### E. Administrative Modification

The Administrator may reduce the required number of spaces by up to five percent for reasons of topography, tree protection or other natural conditions specific to the site.

### 13.2.3 CREDIT FOR ON-STREET SPACES

On-street parking spaces located immediately abutting the subject parcel, lying entirely within the extension of the side lot lines into the roadway and not within any required clear sight triangle, may be counted toward meeting these parking requirements.

### 13.2.4 PARKING REDUCTIONS BY CONTEXT AREA

#### A. Natural, Rural, Estate and Suburban Contexts

No reduction of the required ratios in this Article is allowed in the Natural, Rural, Estate and Suburban contexts.

#### B. Urban and Center Contexts

Parking may be reduced in the Urban and Center contexts according to the following standards.

##### 1. Rail Transit Availability

1. Locations within a 1,320-foot walking distance of a rail transit station may reduce the total number of required parking spaces by 15 percent.
2. Locations within a 660-foot walking distance of a rail transit station may reduce the total number of required spaces by 25 percent.
3. The transit station must be in operation or anticipated within one year of the requested reduction.

##### 2. Bus or Trolley Transit Availability

Locations within a 660-foot walking distance of a n improved bus or trolley transit stop providing both shade

and seating may reduce the total number of required parking spaces by 10 percent.

#### 3. Walking Distance Measurement

Walking distance is measured from the primary entrance of the use to the rail station platform or bus boarding location.

#### 4. Provision of Structured Parking

Where parking is provided in a structure, the required total number of spaces may be reduced by ten percent.

#### 5. Access to Car-Sharing Program

A residential project or a mixed use project with a residential component providing an active car-share program may reduce the total number of required parking spaces. The reduction shall equal five spaces per car-share vehicle available on-site to residents of the project.

#### 6. Tree Preservation

The Administrator may approve a reduction in the total number of required parking spaces by one space for every tree over 24 inches in diameter at breast height preserved within the parking area. The maximum reduction allowed for tree preservation is five percent of the total required parking spaces.

#### 7. Downtown in Center Context

No parking is required in a designated downtown area located within a Center Context. Where parking is provided, it must meet the dimensional standards of this article.

### 13.2.5 LARGE VEHICLE PARKING IN RESIDENTIAL DISTRICTS

#### A. Commercial Vehicles

1. The parking, servicing, repair and storage of trucks, buses, vans and tractors in excess of 6,000 lbs. vehicle empty weight, as listed on the vehicle registration form,

is prohibited in the Suburban, Urban, Center and Core contexts.

2. The parking, servicing, repair and storage of trailers in excess of 2,500 lbs. empty weight as listed on the trailer registration form is prohibited in the Suburban, Urban, Center and Core contexts.
3. In addition to the vehicles listed above, stake-bed trucks, flatbed trucks, box trucks, step vans, tow trucks, wreckers, bucket trucks, or vehicles converted for the sale of food are prohibited in the Suburban, Urban, Center and Core contexts, regardless of their empty vehicle weight.
4. The parking, servicing, repair and storage of construction equipment is prohibited in the Suburban, Urban, Center and Core contexts, except in connection with authorized active construction on the premises.

#### B. Recreational Vehicles and Equipment

1. For the purpose of this paragraph, recreational vehicles and equipment are defined as including boats, travel trailers, camping trailers, truck campers, motor homes, private motor coaches and van conversions, as licensed by the State.
2. These vehicles or equipment may be parked and stored in residential districts provided the vehicle is operational with current license tags and is on the property of the owner or tenant who resides at the residence and is the personal property of the owner or tenant.
3. No lot or parcel of land shall contain more than one boat and one recreational vehicle stored outside of a completely enclosed building, and no such vehicle or equipment shall be used for living, sleeping, housekeeping or business purposes. In addition, no such vehicle or equipment shall be connected to utility services except in preparation for departure.

## Sec. 13.3 Design Standards

### 13.3.1 DIMENSIONS

#### A. Parking Lot Layout

1. Parking space layout shall meet the following dimensions.
2. Parking spaces using geometric standards other than those specified above may be approved if developed and sealed by a registered engineer with expertise in parking facility design subject to a determination by the Administrator, that the proposed facility will satisfy these parking requirements as adequately as would a facility using the dimensions specified above.

#### B. Tandem Parking

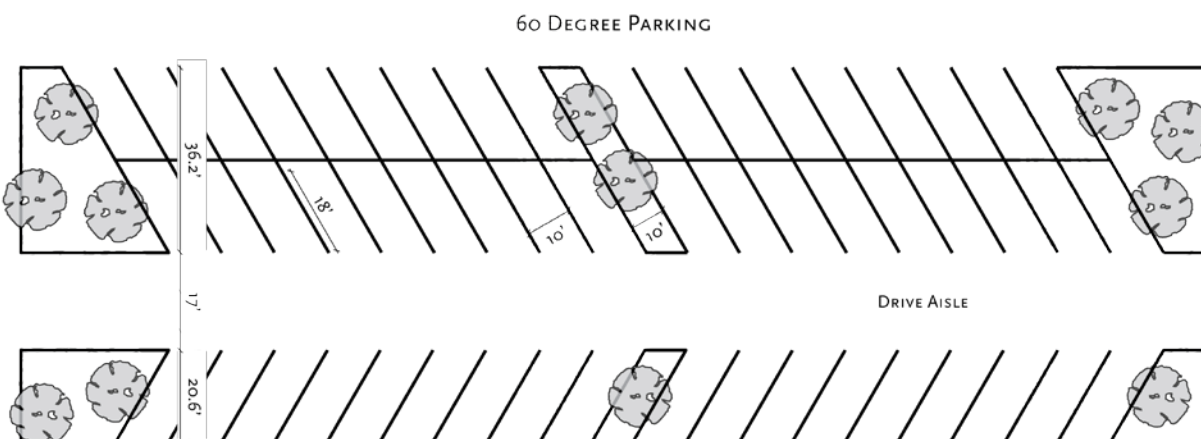
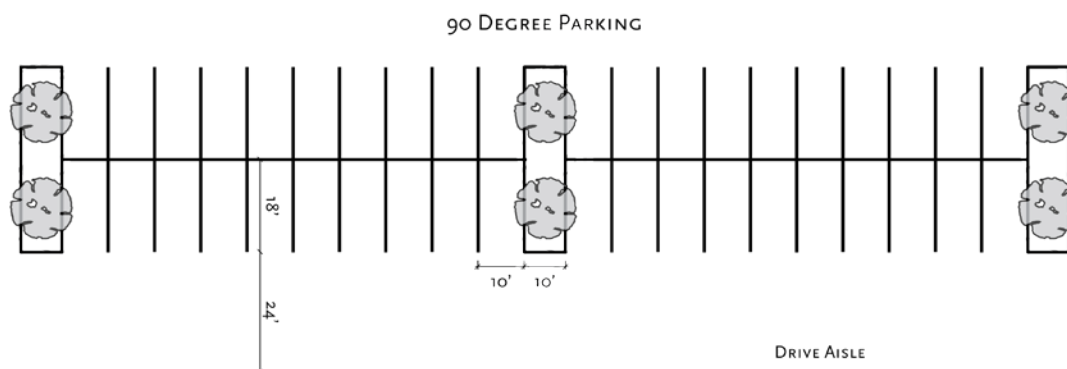
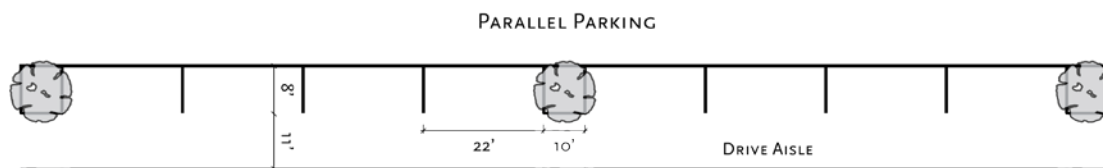
All dwelling units may provide required parking for up to two vehicles in tandem spaces. Such spaces shall be no less than nine feet in width and a minimum of 35 feet in depth for the pair of vehicles. Such tandem parking shall not extend over the sidewalk or otherwise interfere with pedestrian or vehicular movement.

#### C. Accessible Parking

Accessible parking shall be provided in compliance with the Americans with Disabilities Act Accessibility Guidelines, as determined by the State Fire Marshal.

#### D. Compact Spaces

Compact parking spaces are intended only for instances where design of a parking structure or parking area makes compliance with typical parking space dimensions infeasible. Compact parking spaces shall be no less than eight feet in width and a minimum of 18 feet in length. Such spaces shall comprise no more than ten percent of the required total parking spaces. No row of parking shall contain more than two contiguous compact spaces.





### 13.3.2 SURFACING

#### A. Surfacing Required

Except as provided below, where parking facilities or any other vehicular use area are provided, they shall be surfaced with asphalt bituminous, concrete or dustless material approved by the Administrator, and shall be maintained in a smooth, well-graded condition.

#### B. Pervious Parking Surfaces

1. All parking spaces (excluding handicapped spaces, aisles and driveways) may be surfaced with pervious parking surfaces for the following, provided they are approved by the Administrator:
  1. Any spaces over 100 percent of required spaces.
  2. Spaces for the following specific uses:
    - i. Uses which require parking on an average of less than five days per month;
    - ii. Schools and churches; and
    - iii. Parks, playgrounds, ballfields, football and baseball stadiums, fairgrounds, and other similar outdoor recreation areas.
2. Where an existing tree is adjacent to parking, paver bricks or other pervious surface shall be used within the dripline of the tree. No parking shall be located closer than five feet from the trunk of an existing tree.
3. Where provided, pervious parking surfaces shall be maintained in a smooth, well-graded condition. If parking demand is such that the surface is caused to be damaged or destroyed, then paving of such area in accordance with this article may be required by the Administrator.

### 13.3.3 SETBACK

- A. All parking shall observe the required parking setback established in Article 2, and in all cases, a minimum front yard setback of not less than five feet, and a side yard on a corner lot of not less than five feet.
- B. In the event any parking abuts a walkway, sidewalk or street, the parking shall be separated by curbing or other protective device with a minimum distance of 3½ feet between the protective device and the edge of the walkway, sidewalk or street.
- C. All parking shall be separated from buildings by a minimum distance of three feet.

### 13.3.4 LANDSCAPING

Parking lots must be landscaped in accordance with Article 6.

### 13.3.5 LIGHTING

Parking lots must provide lighting in accordance with Article 7.

### 13.3.6 MARKING

In parking areas over 2,000 square feet or five off-street parking spaces, individual spaces shall be marked.

### 13.3.7 CURBS

Where parking facilities or any other vehicular use areas are provided, they shall have curbs to prevent vehicles from overhanging adjacent property or landscaped areas. Where vehicles will overhang over medians or islands, shrubs and trees shall be planted a minimum of two feet from back of the curb. Where pervious parking surfaces are provided, the Administrator may allow wheel stops in place of curbs.

### 13.3.8 DRAINAGE

#### A. Required

Where parking facilities or any other vehicular use areas are provided, they shall be drained so as not to cause any nuisance on adjoining or nearby properties.

#### B. Grade

The maximum grade permitted for any required parking shall not exceed eight percent.

### 13.3.9 ENTRANCES AND EXITS

On corner lots, all entrances and exits shall be located at least 20 feet from the point of intersection of established right-of-way lines. No entrance and exit, whether or not on a corner lot, shall exceed 30 feet in width at the property line or 40 feet in width at the curb line. There shall be a minimum distance between driveways of 25 feet.

## Sec. 13.4 Bicycle Parking

In order to enhance multi-modal transportation opportunities, the following standards for bicycle parking shall be met.

- A. New nonresidential development shall provide a minimum of four bicycle parking spaces (two high-quality inverted “U” racks). Nonresidential development providing more than 20 vehicle but less than 100 vehicle parking spaces shall be required to provide six bicycle parking spaces. An additional one bicycle parking spaces shall be provided for each additional 15 vehicle parking spaces, or fraction thereof. A maximum of 24 bicycle parking spaces shall be required under this paragraph.
- B. Bicycle parking facilities shall be located with easy access, near main building entrances, in areas with natural surveillance.
- C. Bicycle parking facilities shall be high-quality, inverted “U”-type construction. Alternative high-quality bicycle parking facilities may be approved by the Administrator if they can be shown to:
  1. Provide adequate theft protection and security; and
  2. Support the bicycle at two points of contact to prevent damage to the bicycle wheels and frame.

## Sec. 13.5 Alternative Parking Plan

### 13.5.1 APPLICANT-SUBMITTED PARKING DATA

The [governing body] may modify the parking requirements of this article where applicant-submitted parking data, prepared and sealed by a registered engineer in the State of Louisiana with transportation expertise, illustrates that the standards of this section do not accurately apply to a specific development. The data submitted for an alternative parking plan shall include, at a minimum, the size and type of the proposed development, the mix of uses, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads of all uses.

### 13.5.2 OFF-SITE PARKING

The Administrator may approve the location of required parking spaces on a separate lot from the lot on which the principal use is located if the off-site parking complies with the all of following standards.

#### A. Ineligible Activities

Off-site parking may not be used to satisfy the off-street parking requirements for residential uses (except for guest parking), convenience stores or other convenience-oriented uses. Required parking spaces reserved for persons with disabilities may not be located off-site.

#### B. Location

Off-site parking spaces shall be located within 750 feet from the primary entrance of the use served unless shuttle bus service is provided to the remote parking area.

#### C. Zoning Classification

Off-site parking areas serving uses located in nonresidential districts shall be located in nonresidential districts. Off-site parking areas serving uses located in residential districts may be located in residential or nonresidential districts.

### D. Agreement

1. In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement between the record owners shall be required.
2. An off-site parking agreement may be rescinded only if all required off-street parking spaces will be provided in accordance with this article.

### 13.5.3 SHARED PARKING

The Administrator may allow shared parking facilities if the shared parking complies with all of the following standards:

#### A. Ineligible Activities

Required parking spaces reserved for persons with disabilities may not be located off-site.

#### B. Location

Shared parking spaces shall be located within 750 feet of the primary entrance of all uses served, unless shuttle bus service is provided to the parking area.

#### C. Zoning Classification

Shared parking areas serving uses located in nonresidential districts shall be located in nonresidential districts. Shared parking areas serving uses located in residential districts may be located in residential or nonresidential districts.

#### D. Shared Parking Study

Applicants wishing to use shared parking as a means of satisfying parking requirements shall submit a shared parking analysis to the Administrator that clearly demonstrates the feasibility of shared parking. The study shall address, at minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking for all uses that will be sharing the parking spaces.

## E. Agreement

1. A shared parking plan will be enforced through written agreement among all owners of record. An attested copy of the agreement between the owners of record shall be submitted to the Administrator.
2. A shared parking agreement may be rescinded only if all required off-street parking spaces will be provided in accordance with this article.

### 13.5.4 VALET PARKING

The Planning Director may approve valet parking as a means of satisfying parking requirements if the valet parking meets all of the following standards:

- A. Adequate assurance of the continued operation of the valet parking is provided, such as a contractual agreement for valet services or the tenant's affidavit agreeing to provide such services;
- B. An equivalent number of valet spaces are available to replace the required parking spaces. Such valet spaces do not require individual striping, and may take into account the tandem or mass parking of vehicles.
- C. Valet parking drop-off locations shall meet the requirements for stacking areas.
- D. The design of the valet parking shall not cause customers who do not use the valet service to park off-premise or cause queuing in the right-of-way.

### 13.5.5 RECORDING OF APPROVED PLANS

An attested copy of an approved alternative parking plan shall be recorded in the deed records for [insert parish name]. The applicant shall provide proof of recording prior to approval of the certificate of occupancy.

### 13.5.6 AMENDMENTS

An alternative parking plan may be amended by following the same procedure required for the original approval.

## Sec. 13.6 Stacking and Queueing Spaces

The following stacking standards shall apply unless otherwise expressly approved by the Administrator. The Administrator may require additional stacking spaces where trip generation rates suggest that additional spaces will be needed.

### A. Minimum Number of Spaces

Off-street stacking spaces shall be provided as follows:

	MINIMUM SPACES	MEASURED FROM
Automated teller machine	3	Machine
Bank teller lane	4	Teller or window
Car lubrication stall	2	Entrance to stall
Car wash stall, automated	4	Entrance to wash bay
Car wash stall, hand-operated	3	Entrance to wash bay
Day care drop off	3	Passenger loading area
Gasoline pump island	2	Pump island
Parking area, controlled entrance	4	Key code box
Restaurant drive through	6	Order box
Restaurant drive through	2	Order box to pick-up window
Valet parking	3	Valet stand
School (public and private)	*	Determined by Administrator
Other	*	Determined by Administrator

### B. Design and Layout

Required stacking spaces are subject to the following design and layout standards:

#### 1. Dimensions

Stacking spaces shall be a minimum of nine feet by 20 feet in size.

#### 2. Location

Stacking spaces shall not impede on- or off-site traffic movements or movements into or out of parking spaces.

#### 3. Design

Stacking spaces shall be separated from other internal driveways by raised medians if deemed necessary by the Administrator for traffic movement and safety.

## Sec. 13.7 Off-Street Loading

### 13.7.1 LOADING FACILITIES REQUIRED

- A. Off-street loading facilities shall be required for uses that regularly handle large quantities of goods, As determined by the Administrator. Loading facilities shall be of sufficient quantity to adequately serve the proposed use.
- B. Any vehicle sales or rental facility or similar use requiring delivery of vehicles by truck shall demonstrate adequate on-site area exists for the loading and unloading of such trucks.
- C. Any convenience store or similar use requiring deliveries by truck shall demonstrate adequate on-site area exists for the loading and unloading of such trucks.

### 13.7.2 DESIGN AND LAYOUT

- A. Loading and unloading activity shall not be permitted in any public right-of-way. In no case shall loading and unloading activity encroach on or interfere with the public use of streets, sidewalks, and lanes by vehicles or pedestrians. Adequate space shall be made available for the unloading and loading of goods, materials, items or stock for delivery and shipping.
- B. Where off-street loading facilities are provided, they shall be not less than 15 feet in width by 40 feet in length, with not less than 15 feet of vertical clearance.
- C. All loading areas shall be screened from view from public right-of-way and adjacent residential districts.

## **ARTICLE 14. LANDSCAPING**

## Sec. 14.1 Applicability

- A. Unless specifically exempted below, all existing and proposed development shall provide landscaping in accordance with this article. No certificate of occupancy shall be issued until these standards have been met.
- B. Buildings and uses lawfully existing as of the effective date of this article may be renovated or repaired without providing additional landscaping, provided there is no increase in gross floor area or change in use of existing floor area.
- C. Where a building or use existed as of the effective date of this article, and the building or use is enlarged in gross floor area or impervious area by ten percent or 2,000 square feet, whichever is less, landscaping as specified in this article shall be required.
- D. Parking areas providing five or less spaces are exempt from the parking landscaping requirements below.

## Sec. 14.2 Single-Family

All single-family houses, side yard houses and attached houses shall be landscaped as follows:

- A. At least two trees within the front setback area or right-of-way abutting the property (where street trees are allowed) for lots up to 100 feet in width, and at least three trees for lots over 100 feet in width; and
- B. Foundation planting along the front façade of the principal structure incorporating at least 10 shrubs of 3-gallon size.

## Sec. 14.3 All Other Uses

### 14.3.1 STREET TREES

- A. Street trees shall be required along all streets at the rate of one canopy tree per lot or one canopy tree for every 40 linear feet (spaced a maximum of 50 feet apart). See also Article 4 for placement of street trees.
- B. Where overhead utilities exist, understory trees may replace canopy trees at the rate of one understory tree for every 20 feet (spaced a maximum of 30 feet apart).
- C. All street trees shall be planted in the right-of-way. Where underground utilities or other practical difficulties exist, the Administrator may allow street tree planting no less than five feet or more than 15 feet from the back of the sidewalk.

### 14.3.2 PARKING LANDSCAPING

#### A. Perimeter Landscaping

A landscaped area is required when a parking or vehicular use area lies within 50 feet of an adjacent property or a street right-of-way. The landscaped area shall be a minimum of five feet wide, landscaped with shrubs installed at a rate of one for every 15 square feet of landscaped area. Selected shrubs shall not exceed a mature or maintained height of three feet. A 30-inch wall located in a three-foot planting strip may be substituted for the shrubs in the Urban, Center and Core contexts.

#### B. Interior Islands

- 1. An interior landscaped island shall be provided for every ten spaces. Each island shall contain a minimum of 200 square feet with a minimum width of eight feet inside the curb and include a minimum of one tree with a minimum caliper of 2½ inches.
- 2. Interior islands shall be evenly distributed throughout the parking area, with no parking space located more than 100 feet from a planting island.

3. Interior islands may be consolidated or intervals may be expanded in order to preserve existing trees where approved by the Administrator.

### C. Terminal Islands

All rows of spaces shall terminate in a curbed landscaped island. Each island shall conform to the specifications described for interior islands above.

### D. Median Islands

1. A median island with a minimum width of eight feet inside the curb shall be sited between every six single parking rows and along primary internal and external access drives.
2. Each median island shall be planted at the rate of one canopy tree for every 40 linear feet (spaced a maximum of 50 feet apart).
3. Median intervals may be expanded in order to preserve existing trees, where approved by the Administrator.
4. A median island may also serve as the location for an sidewalk connecting the use and the street. In such case, the sidewalk shall be a minimum of five feet wide, and the remaining planting area shall be no less than five feet wide.

### E. Maximum Parking Area Pod Size

Parking areas shall be broken up by landscaped area, tree islands, and buildings into pods containing no more than 240 parking spaces. [NOTE: check against block size]

### F. Vehicular Use Areas

The interior island, terminal island, median island and maximum pod size requirements do not apply to areas specially designated for the display of motor vehicles for sale or rental, but the requirements do apply to required employee and customer parking areas.

### G. Vehicle Overhang

The front of a vehicle may overhang any landscape area a maximum of two feet, provided the area is protected by vehicle wheel stops or curbing.

### H. Drainage

Where possible, a portion of the drainage from parking areas should be drained through swales that include deep rooted perennial ornamental grasses.

## 14.3.3 LITTORAL PLANTING

Stormwater ponds and other man-made water features shall be planted with native wetland plants for a minimum of 50 percent of the length of the shoreline.

## 14.3.4 DISTRICT BOUNDARY BUFFERS

### A. When Required

A district boundary buffer is required in the Suburban and Urban Contexts where a residential district abuts any mixed use, corridor or industrial district.

### B. Buffer Width

A district boundary buffer shall be an average of 10 feet in width, and a minimum of 8 feet in width.

### C. Buffer Structure

1. A six-foot high wall shall be installed along the residential district boundary. Where such a wall extends along a required residential front yard, it shall not exceed four feet in height.
2. Walls in buffers shall be constructed of high quality materials, such as decorative blocks, brick or stone. Barbed wire or concertina wire shall not be permitted.
3. Breaks in the wall may be provided for pedestrian connections to adjacent development.
4. The maximum length of a continuous, unbroken and uninterrupted wall shall be 100 feet. Breaks shall be

provided through the use of columns, landscaped areas or a change in material.

### D. Buffer Planting

1. A district boundary buffer shall be planted with a minimum of two canopy trees and two understory trees per 100 lineal feet of buffer.
2. A minimum of 33 shrubs shall be planted per 100 lineal feet of district boundary buffer.

## 14.3.5 GENERAL LANDSCAPED AREA

- A. The following portions of the site are exempt from general landscaped area requirements:
  1. Building;
  2. Street tree and sidewalk areas;
  3. Parking or vehicular use area, including perimeter landscaping;
  4. District boundary buffers, if required; and
  5. Open water, wetlands and littoral planting areas.
- B. All areas not exempted above shall be landscaped with a minimum of one canopy tree, one understory tree and four shrubs for every 4,000 square feet.



## Sec. 14.4 Screening

### 14.4.1 SERVICE AREAS

- A. Trash collection, trash compaction, recycling collection and other similar service areas shall be located on the side or rear of the building and shall be effectively screened from view from residential properties or public rights-of-way.
- B. Enclosures shall be fully screened by opaque walls or fences at least eight feet high with self-closing access doors. Wall or fence materials shall be compatible with the primary structure.

### 14.4.2 LOADING AREAS

- A. All loading areas visible from residential districts or public rights-of-way shall provide a 100 percent opaque, year-round screen.
- B. This screen shall consist of walls, fences, plant material or combination totaling eight feet in height at installation. Wall or fence materials shall be compatible with the primary structure.

### 14.4.3 MECHANICAL EQUIPMENT

- A. All roof, ground and wall-mounted mechanical equipment (e.g. air handling equipment, compressors, duct work, transformers and elevator equipment) shall be screened from ground level view from residential districts or public rights-of-way.
- B. Roof-mounted mechanical equipment shall be shielded from view on all sides. Screening shall consist of materials consistent with the primary building materials, and may include metal screening or louvers painted to blend with the primary structure.
- C. Wall or ground-mounted equipment screening shall be constructed of:
  1. Planted vegetative screens;

2. Brick, stone, reinforced concrete or other similar masonry materials; or
3. Redwood, cedar, pressure-treated wood or other similar materials.

### 14.4.4 UTILITIES

Above-ground utilities and appurtenances to underground utilities which require above-ground installation shall be screened by a continuous planting of shrubs, with a minimum mature height equal to that of the utility structure. Required access points to these utilities are exempt from screening.

### 14.4.5 FENCING AND WALLS

- A. A fence or wall not more than six feet in height may be installed along any side and rear lot line. A fence or wall in any required front yard shall not exceed four feet in height.
- B. Fences and walls shall be constructed of high quality materials, such as decorative blocks, brick, stone, treated wood and wrought iron. Barbed wire or concertina wire shall not be permitted.
- C. Breaks in the fence or wall may be provided for pedestrian connections to adjacent developments.
- D. The maximum length of a continuous, unbroken and uninterrupted fence or wall plane shall be 100 feet. Breaks shall be provided through the use of columns, landscaped areas, transparent sections or a change in material.

## Sec. 14.5 Constrained Sites

Alternative landscaping may be approved by the Administrator only where the required landscaping in this article cannot be physically met on the site for one of the following reasons:

- A. Redevelopment of an existing site requires landscaping to be added, but a building, pavement or stormwater facility already exists; or
- B. The site has lost area from existing landscaping due to adjacent road widening.

## Sec. 14.6 Design and Installation

### 14.6.1 WATER-WISE PRINCIPLES

Landscape design, installation and maintenance should employ the following seven principles (adapted from WATERWISE SOUTH FLORIDA LANDSCAPES, published by the South Florida Water Management District):

#### A. Plan and Design

Make a sketch plan of the landscape site. Base the plan on site conditions, existing vegetation and topography. Assess the area's growing conditions and think through intended uses of the landscape.

#### B. Obtain a Soil Analysis

Determine the soil composition, and test for pH. This information will help you decide which plants are best suited to your site. Improve the structure of poor soils.

#### C. Choose Proper Plants

When choosing plant materials, match each part of the landscape with plants that thrive in those specific conditions. Preserve as many existing trees and shrubs as possible.

#### D. Use Turf Wisely

Grass is often a landscape's largest water user. Plan practical turf areas where they are most functional in the landscape plan. In other areas, consider alternatives such as ground-covers.

#### E. Irrigate Efficiently

Group plants based on their water needs. Group together plants that may need irrigation so that water is only used in limited areas. Irrigate only when plants need water or when rain is inadequate. Use the right irrigation system, proper sprinkler head and spacing for each area.

#### F. Use Mulch

Mulch helps hold moisture in the soil, moderate temperature, slowly release nutrients, reduce weed growth and slow erosion.

#### G. Perform Proper Maintenance

Keep plants healthy. Too much water or fertilizer promote weak growth, as well as increase mowing and pruning requirements.

### 14.6.2 PLANT MATERIAL

#### A. General

1. All landscaping shall be installed in a sound manner and in accordance with accepted standards of the Louisiana Nurseryman's Manual for the Environmental Horticulture Industry, latest edition, as published by the Louisiana Nursery and Landscape Association.
2. Plant material shall be true to name, variety and size and shall conform to all applicable provisions of the American Standards for Nursery Stock, latest edition.
3. Plant materials shall be cold hardy for the specific location where they are to be planted.
4. Trees and shrubs shall be salt-tolerant in coastal areas.
5. Trees and shrubs shall be drought-tolerant and able to survive on natural rainfall once established with no loss of health.

#### B. Trees

1. Trees selected for planting shall meet the minimum requirements provided in the American Standard for Nursery Stock, ANSI latest edition as published by the American Nursery & Landscape Association.
2. All single trunk trees shall have a minimum 2½-inch caliper and must measure a minimum of eight feet tall at

time of planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.

3. Multi-trunk trees shall have main stems with a minimum one-inch caliper per trunk, a minimum of three main stems, and must measure a minimum of eight feet tall at time of planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.

#### C. Shrubs

Shrubs selected for planting shall meet the minimum requirements provided in the AMERICAN STANDARD FOR NURSERY STOCK, latest edition as published by the American Nursery & Landscape Association.

#### D. Ground Cover and Vines

1. Ground cover (other than turf grass) shall be minimum of four-inch well-rooted container stock spaced no more than 12 inches on center.
2. Well-rooted 2½-inch container stock may be substituted and spaced six inches on center.
3. Vines and ground cover plants should show a number of vigorous woody runners or a well-developed crown.

### 14.6.3 CREDIT FOR EXISTING PLANT MATERIAL

- A. Required landscaped areas shall incorporate existing natural vegetation to the maximum extent feasible. Prior to disturbance of a required planting area, approval shall be obtained from the Administrator. Where existing vegetation is inadequate to meet the required landscaping standards, additional plant material shall be required.
- B. The retention of existing vegetation shall be maximized within proposed planting areas. Existing native habitat or vegetation located within planting areas and meeting the requirements of this article may be counted. If the existing vegetation has been credited and is subsequently removed

or dies, it shall be replaced with the appropriate planting material.

- C. Credit may be permitted for existing plant material and walls on adjacent property, provided such items are in a permanently protected area, including, but not limited to:

1. A conservation easement or preserve area on adjacent property; or
2. An existing utility or drainage easement exceeding 100 feet in width.

#### **14.6.4 SIGHT TRIANGLE PLANTING**

No plant material in a sight triangle areas shall exceed 24 inches in height at maturity.

#### **14.6.5 SOILS**

Planting areas shall have un-compacted coarse loam that is a minimum of 12 inches deep. Soils shall be appreciably free of gravel, stones, rubble or trash. All compacted soil, contaminated soil or road base fill shall be removed.

#### **14.6.6 IRRIGATION**

A water source shall be supplied within 100 feet of any planting requiring continuing watering. Where non-native or non-drought tolerant native vegetation is incorporated, an irrigation system shall be required.

#### **14.6.7 TREE PROTECTION DURING CONSTRUCTION**

- A. Existing trees to remain on the site as required landscaping shall be protected from vehicular movement and material storage over their root spaces during construction. An undisturbed area with a porous surface shall be reserved below the dripline of each tree or group of trees.
- B. Trees designated for protection must be completely enclosed by a fence. Fencing must be in place prior to any clearing or site work. Fencing must remain in place until all construction has been completed or a certificate of occupancy has been issued, whichever is latest.

#### **14.6.8 ISSUANCE OF CERTIFICATE OF OCCUPANCY**

- A. The Administrator shall not issue a permanent certificate of occupancy until all seeding, trees and plant material have been placed in accordance with the requirements of this article.
- B. A temporary certificate of occupancy may be issued for a period of 30 days under circumstances that would affect the seeding and planting of the site, or until the proper planting season is reached to complete the landscaping requirements, and may be extended up to 90 days upon request.

## Sec. 14.7 Maintenance

### 14.7.1 RESPONSIBILITY

The responsibility for maintenance of a planted area shall remain with the owner, his or her successors, heirs, assignees or any consenting grantee.

shall be charged to the party having the primary responsibility for maintenance of the landscaped area.

### 14.7.2 MAINTENANCE

- A. All plant materials shall be maintained in an attractive and healthy condition. Maintenance shall include, but not be limited to, watering, mulching, fertilizing and pest management, mowing, weeding, removal of litter and dead plant material, and necessary pruning and trimming.
- B. Necessary pruning and trimming shall be in accordance with the American National Standards for Tree Care Operations: Tree Shrub and Other Woody Plant Maintenance – Standards Practices (Pruning), and shall not be interpreted to include topping of trees through removal of crown material or the central leader, or any other similarly severe procedures that cause irreparable harm to the natural form of the tree, except where such procedures are necessary to maintain public overhead utilities.
- C. Dead or diseased plant materials shall be removed. Replacement plant materials shall be provided for any required plants that die or are removed for any reason.
- D. Landscape structural features such as walls, fences, berms or water features shall be maintained in a structurally safe and attractive condition.

### 14.7.3 FAILURE TO MAINTAIN

In the event that any owner of a landscaped area fails to maintain the area according to the standards of this paragraph, the [governing body] shall have the right to recover the cost of enforcement, including reasonable attorney fees. The [governing body] may also, following reasonable notice and a demand that deficiency of maintenance be corrected, enter the landscaped area to take maintenance action. The cost of such maintenance

## **ARTICLE 15. OUTDOOR LIGHTING**

## Sec. 15.1 Applicability

- A. Unless specifically exempt below, all existing and proposed development shall meet the provisions of this section.
- B. Buildings lawfully existing as of the effective date of this article, may be renovated or repaired without modifying outdoor lighting in conformance with this section, provided there is no increase in gross floor area in the building or the impervious area of the site.
- C. Where a building existed as of the effective date of this article, and the building is enlarged in gross floor area or impervious area on the site by ten percent or 2,000 square feet, whichever is less, outdoor lighting as specified in this section shall be provided.

## Sec. 15.2 Prohibited Sources

The following light fixtures and sources shall not be used where the direct light emitted is visible from adjacent areas:

- A. Low-pressure sodium and mercury vapor light sources;
- B. Cobra-head-type fixtures having dished or drop lenses or refractors which house other than incandescent sources; and
- C. Searchlights and other high-intensity narrow-beam fixtures.

## Sec. 15.3 Design Requirements

Outdoor lighting shall primarily be used to provide safety, while secondarily accenting key architectural elements and to emphasize landscape features. Light fixtures shall be designed as an integral design element that complements the design of the project. This may be accomplished through style, material or color. All lighting fixtures designed or placed to illuminate any portion of a site shall meet the following requirements:

### 15.3.1 FIXTURE (LUMINAIRE)

The light source shall be concealed and shall not be visible from any street right-of-way or adjacent properties. In order to direct light downward and minimize the amount of light spill into the night sky and onto adjacent properties, all lighting fixtures shall be cutoff fixtures.

### 15.3.2 FIXTURE HEIGHT

Lighting fixtures shall be a maximum of 30 feet in height within parking areas and shall be a maximum of 15 feet in height within non-vehicular pedestrian areas. All light fixtures located within 50 feet of any residential use or residential property boundary shall not exceed 15 feet in height.

### 15.3.3 LIGHT SOURCE (LAMP)

Only incandescent, fluorescent, metal halide, or color-corrected high-pressure sodium may be used. The same light source type shall be used for the same or similar types of lighting throughout the development.

### 15.3.4 MOUNTING

Fixtures shall be mounted in such a manner that the cone of light is contained on-site and does not cross any property line of the site.

### 15.3.5 LIMIT LIGHTING TO PERIODS OF ACTIVITY

The use of sensor technologies, timers or other means to activate lighting during times when it will be needed is encouraged to conserve energy, provide safety and promote compatibility between different land uses.

## Sec. 15.4 Specific Lighting

### 15.4.1 SECURITY LIGHTING

- A. Building-mounted security light fixtures such as wall packs shall not project above the fascia or roof line of the building and shall be shielded.
- B. Security fixtures shall not face a residential property.
- C. Security fixtures shall not be substituted for parking area or walkway lighting and shall be restricted to loading, storage, service and similar locations.

### 15.4.2 ACCENT LIGHTING

Only lighting used to accent architectural features, landscaping or art may be directed upward, provided that the fixture shall be located, aimed or shielded to minimize light spill into the night sky. No accent lighting is permitted in the Natural or Rural contexts.

### 15.4.3 CANOPY AREA LIGHTING

All development that incorporates a canopy area over fuel sales, automated teller machines or similar installations shall use a recessed lens cover flush with the bottom surface of the canopy that provides a cutoff or shielded light distribution.

### 15.4.4 ENTRANCES IN NONRESIDENTIAL, MULTI-FAMILY DEVELOPMENT

All entrances to buildings used for nonresidential purposes and open to the general public, and all entrances in multifamily residential buildings containing more than four units, shall be adequately lighted to ensure the safety of persons and the security of the building.

### 15.4.5 COMMERCIAL PARKING AREA LIGHTING

All commercial parking areas shall be required to provide lighting during nighttime hours of operation, except in the Natural and Rural contexts.

## Sec. 15.5 Excessive Illumination

- A. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other property shall be prohibited. Lighting unnecessarily illuminates another lot if it exceeds the requirements of this Article.
- B. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers.

## **ARTICLE 16. OUTDOOR STORAGE & DISPLAY**



## Sec. 16.1 Applicability

- A. Any merchandise, material or equipment stored outside of a fully-enclosed building shall be subject to the requirements of this article.
- B. Where merchandise, material or equipment is stored outside of a fully-enclosed building in the Natural, Rural or Estate contexts, and the storage area lies more than 100 feet from any adjacent right-of-way or property line, the provisions of this Article shall not apply.
- C. Vehicles for sale, lease or rent as part of a permitted use (including boats and manufactured housing) shall not be considered merchandise, material or equipment subject to the requirements of this Article.

## Sec. 16.2 Outdoor Display

- A. Outdoor display is defined as the outdoor display of products actively available for sale. The outdoor location of soft drink or similar vending machines shall be considered outdoor display. Outdoor display shall not include merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers (such merchandise shall be considered outdoor storage).
- B. Outdoor display shall be permitted in association with any nonresidential use following approval of a site plan illustrating the extent of the permitted area for outdoor display. The area for outdoor display must meet the standards below.
  - 1. Outdoor display is permitted adjacent to the primary façade (façade with principal customer entrance) and shall extend no more than eight feet from such façade.
  - 2. Outdoor display shall be located no closer than five feet from any public entrance.
  - 3. Outdoor display shall occupy no more than 30 percent of the horizontal length of the façade.
  - 4. Outdoor display shall not impair the ability of pedestrians to use the sidewalk or parking areas.

## Sec. 16.3 Outdoor Storage

Outdoor storage is more intensive than outdoor display.

Materials stored in outdoor storage are not normally brought indoors overnight. Outdoor storage is broken in two categories as follows:

### 16.3.1 LIMITED OUTDOOR STORAGE

- A. Limited outdoor storage is defined as the overnight outdoor storage of vehicles awaiting repair (includes the storage of vehicles at self-storage facility), merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers, shopping carts, garden supplies, building supplies, plants, fleet vehicles and other similar merchandise, material or equipment.
- B. Limited outdoor storage shall only be permitted in the mixed use, corridor and industrial districts following approval of a site plan illustrating the extent of the permitted area for limited outdoor storage and provided it meets the standards below.
  - 1. Limited outdoor storage shall not be more than 12 feet in height and shall be fully screened from view from the public right-of-way, public parking areas, or adjacent residential development by a 100 percent opaque visual barrier or screen. Chain-link fencing with slats inserted may be considered acceptable for this screening, except where located abutting or across the street from a residentially-zoned property.
  - 2. All limited outdoor storage shall be located at least 15 feet from the public right-of-way and any abutting residential district.
  - 3. Limited outdoor storage shall be located in the rear yard.
  - 4. Limited outdoor storage may be located to the side of a building, provided it is not located within the side yard.
    - 1. Vehicles awaiting repair may be stored up to 14 days within the required screened storage area.

### 16.3.2 GENERAL OUTDOOR STORAGE

- A. General outdoor storage is defined as salvage yards, vehicle storage yards, overnight outdoor storage of shipping containers, lumber, pipe, steel, junk and other similar merchandise, material or equipment.
- B. General outdoor storage shall only be permitted in the industrial districts following review of a site plan illustrating the extent of the permitted area for general outdoor storage and provided it meets the standards below.
  - 1. General outdoor storage shall be screened by a 100 percent opaque visual barrier or screen. Such screening shall be high enough to completely conceal all outdoor storage from view from adjacent rights-of-way and any residential district.
  - 2. All general outdoor storage shall be located at least 15 feet from the public right-of-way and any abutting residential district.
  - 3. No general outdoor storage shall be permitted in a street yard or otherwise forward of the front building line.
  - 4. General outdoor storage may be located in the side or rear yard.

## ARTICLE 17. SIGNS

## Sec. 17.1 General

### 17.1.1 EXEMPT SIGNS

The following signs shall not be subject to the regulations of this article:

- A. Signs erected by or on behalf of or pursuant to the authorization of a governmental body.
- B. Flags, pennants, or insignia of any governmental or nonprofit organization, when not displayed in connection with a commercial promotion or as an advertising device. The flag pole shall not exceed the allowed height in the district.
- C. Signs directing and guiding traffic on private property that do not exceed four square feet in size each and that bear no advertising message or logo.
- D. Signs painted on or otherwise permanently attached to currently licensed motor vehicles that are not primarily used as signs.
- E. Signs not exceeding four square feet in size that are customarily associated with residential use and that are not of a commercial nature, such as signs giving names of occupants, signs on mailboxes and newspaper tubes, and signs posted on private property relating to private parking or warning the public against trespassing or danger from animals.
- F. "Yard Sale" signs located on-site and not exceeding four square feet in area, not used in connection with any continuous commercial activity.
- G. Signs containing the message that the real estate on which the sign is located is for sale, lease, or rent, together with information identifying the owner or agent. The real estate sign shall not exceed 16 square feet in size for developments under two acres, and shall not exceed 32 square feet in size or six feet in height for all developments larger than two acres. Only one sign on each street frontage may be erected.
- H. Hanging signs located below a canopy or awning that do not exceed 18 inches in height or five square feet in area, provided there is no more than one such sign per customer

entrance and the sign maintains a clear height of eight feet above the ground.

- I. Directory signs (attached or freestanding) that are not visible from the street, provided that no more than one sign per customer entrance is allowed, up to a maximum of 16 square feet in area.
- J. Displays, including lighting, erected in connection with the observance of holidays. Such signs shall be removed within ten days following the holiday.
- K. One on-premises construction project sign, not to exceed 16 square feet in size in a residential district, or 32 square feet in size in all other districts. Construction signs shall not be erected prior to site plan or plat approval or the issuance of a building permit, and shall be removed within 15 days after final inspection and approval of the project.
- L. Political signs are permitted in all districts. Signs shall not exceed 16 square feet in aggregate area per lot. No such sign shall be located within or over the public right-of-way.
- M. Signs indicating special events, such as a fair, carnival, festival, grand opening, sale, or similar non-permanent activity to be conducted within the jurisdiction. Such sign shall not exceed 32 square feet in area and may be erected for a period not to exceed 30 days. Such signs shall be removed within seven days after the event has taken place.
- N. "Yard Sale" signs, located off-site from the property where such activity is to occur, shall be permitted outside of public rights-of-way. Such signs may not exceed four square feet in size. Signs shall not be erected more than 48 hours before the sale date and shall be removed within 24 hours of the sale date.

### 17.1.2 PROHIBITED SIGNS

The following signs are expressly prohibited within all zoning districts:

- A. Portable signs, including any signs painted on or displayed on vehicles or trailers usually parked in public places primarily for displays. Additionally, any such prohibited sign designed to be portable shall not be permitted to be altered so as to be made permanent.
- B. Roof signs.
- C. Windblown signs, including banners, pennants, streamers, spinners, blimps, gas balloons, and no more than two flags, unless specifically exempted above.
- D. Any sign or device set into motion by mechanical, electrical, or other means.
- E. Any flashing sign or device displaying flashing or intermittent lights or lights of changing degrees or intensity.
- F. Any mechanized or electronic changeable copy sign that flashes, scrolls or is otherwise displayed for less than five minutes at one time. Changeable copy is allowed to replace any portion of an existing or proposed sign, provided the message remains static (no flashing or scrolling) for a period of no less than five minutes at one time.
- G. Any sign which is a copy or imitation of an official sign, or which purports to have official status.
- H. Any sign that is attached to the roof of a building that projects above the parapet wall or apex of the roof to which it is attached.
- I. Any off-premises sign not expressly permitted by this article.
- J. Any sign placed in the right-of-way, other than those erected by a governmental agency.
- K. Any sign attached to utility poles, trees or plants.

**17.1.3 EXISTING SIGNS OR SIGN STRUCTURES**

Existing signs and sign structures that were legally erected shall be brought into conformance with this article as follows.

1. Any modification (except for sign maintenance) shall be in compliance with this article. Changing the tenant panel of a multi-tenant sign shall be exempt from the is requirement.
2. A nonconforming sign that is within 10 percent of the height or area requirements of this article may be reviewed and approved for continuation by the Board of Zoning Appeals.

**17.1.4 SIGN PERMIT REQUIRED**

A zoning permit is required for each sign or series of signs to be installed on a site. The zoning permit shall ensure compliance with this article prior to the issuance of any building or other permit for a sign.

**17.1.5 COMMON SIGN PLAN**

A common sign plan shall be filed with the Administrator for all sites occupied by more than one tenant. After the filing of a common sign plan, all tenant signs shall meet the requirements of the plan. The applicant shall indicate the standards of consistency of all signs on the subject property with regard to:

- A. Colors;
- B. Letter/graphics style;
- C. Location of each sign;
- D. Materials used in sign construction; and
- E. Maximum dimensions and proportion.

**17.1.6 VARIANCES ALLOWED**

No variance shall be allowed for:

- A. Sign type;
- B. Building sign area;
- C. Freestanding sign height, area or number; or
- D. Sign illumination.

**17.1.7 NONCOMMERCIAL MESSAGE SUBSTITUTION**

A noncommercial message may be substituted for the commercial message allowed on any sign type.

## Sec. 17.2 Permitted Types of Signs

### 17.2.1 ON-PREMISES SIGNS

A sign that draws attention to or communicates information about a business, service, commodity, accommodation, attraction, or other activity that is conducted, sold or offered at the location on which the sign is located.

#### A. Building Sign

##### 1. Wall Sign

An on-premises sign attached flat to or mounted away from but parallel to the building wall, projecting no more than 12 inches from the building wall.

##### 2. Projecting Sign

An on-premises sign fastened directly to a supporting building wall, and intersecting the building wall at a right angle. A projecting sign extends more than 12 inches from the building, and may be two or three-dimensional.

##### 3. Awning or Canopy Sign

A sign which is attached flat to an awning or canopy.

##### 4. Window Sign

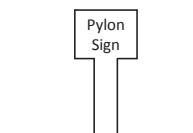
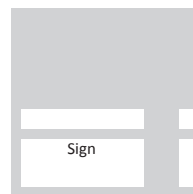
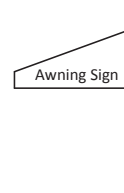
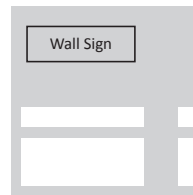
An on-premise sign attached flat but parallel to the inside of a window.

#### B. Freestanding Sign

An on-premises sign that is not directly attached to, erected on, or supported by a building or other structure having a principal function other than the support of such sign, but is instead attached to, erected on, or supported by some structure such as a pole, frame or other structure that is not a part of the building.

##### 1. Monument Sign

A freestanding sign no more than eight feet in height and having a ratio of less than four to one sign width to narrowest width of support structure. Any sign construct-



ed to the above referenced ratio of support structure to sign width, but in excess of 8 feet in height, shall be considered and regulated as a pylon sign.

#### 2. Pylon Sign

A freestanding sign attached to the ground by one or more support structures having a ratio of greater than four to one sign width to narrowest width of support structure.

#### C. Historic Sign

A building or freestanding sign that is 50 years or older, or a sign that is particularly unique in character, design, or history, or that is part of the historic character of a business or building.

### 17.2.2 OFF-PREMISES SIGNS

A sign that draws attention to or communicates information about a business, service, commodity, accommodation, attraction, or other activity that is conducted, sold, or offered at a location other than the premises on which the sign is located.

#### A. Billboard

A sign which describes or calls attention to products, activities, or services which are not customarily engaged in, produced, or sold on the premises upon which the sign is located.

#### B. Temporary Signs

A sign that is used in connection with a circumstance, situation, or event that is designed, intended or expected to take place or to be completed within a reasonably short or definite period of time after the erection of such a sign.

## Sec. 17.3 General Sign Regulations

### 17.3.1 COMPUTATION OF SIGN AREA

The area of all signs shall be computed as follows:

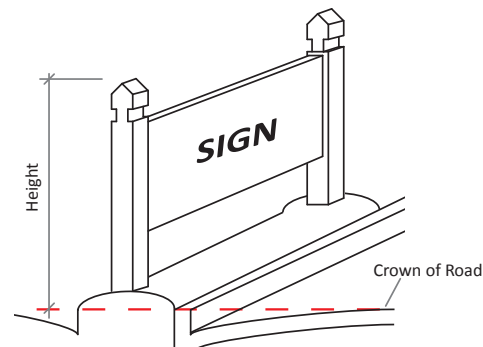
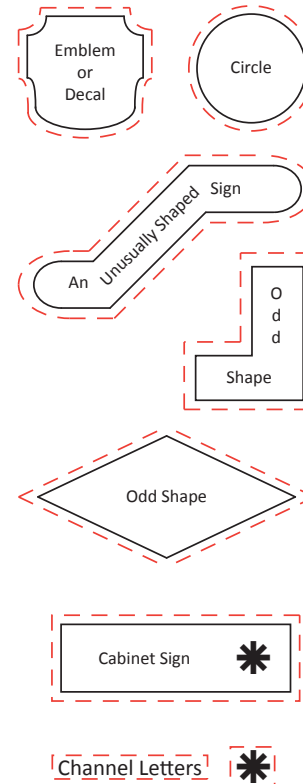
- A. The area of a sign that consists of individual letters erected directly onto a wall or awning is measured by finding the area of the minimum imaginary rectangle or square which fully encloses all sign words, copy, or message.
- B. The area of any sign with a structure or cabinet is measured by finding the area of the minimum imaginary rectangle or square which fully encloses all extremities of one side of the sign, exclusive of its supports.

### 17.3.2 CONSTRUCTION STANDARDS

- A. All signs shall comply with the appropriate provisions of the applicable building code and this article.
- B. Freestanding signs shall meet all Louisiana DOT sight distance requirements.
- C. Signs shall be located in such a way that they maintain sufficient horizontal and vertical clearance from all overhead electrical conductors, provided that no sign, except governmental signs, shall be installed closer than ten feet horizontally or vertically from any conductor or public utility guy wire.
- D. In no way shall a sign hinder or obstruct the visibility of the right-of-way, either at intersections or points of ingress or egress from parking lots.

### 17.3.3 HEIGHT OF SIGN

The height of a sign shall be measured from the highest point of the sign or supporting structure to the crown of the road adjacent to the sign.



## Sec. 17.4 On-Premise Signs

### 17.4.1 BUILDING SIGNS

#### A. General

##### 1. Allowed Contexts

Building signs are allowed in all contexts.

##### 2. Size

The maximum size of the sum of the area of all building signs shall not exceed 15 percent of the facade area of the tallest floor (typically the ground floor).

##### 3. Number

More than one wall sign may be erected, provided the total surface area allowed is not exceeded.

##### 4. Height

No building sign may extend above the parapet wall or roof line of the building.

##### 5. Projection/Clearance

No building sign may project more than 12 inches from the building wall. All building signs that project more than six inches from the wall shall maintain a clear height of eight feet above the ground.

##### 6. Illumination

Building signs may be illuminated either internally or externally, provided that no sign located within 150 feet of a residential district may be illuminated during the hours between 12:00 midnight and 6:00 a.m.

#### B. Projecting Signs

The maximum area of any single side of a projecting sign shall be 20 square feet. No more than one projecting sign shall be permitted for each tenant. No projecting sign shall project closer than three feet to the curb line. No sign shall project more than one-half the width of the sidewalk,

#### C. Awning or Canopy Signs

The maximum area of a single awning or canopy sign shall not exceed 25 percent of the surface area of the face of the awning or canopy. One awning sign shall be permitted per awning. No portion of any awning or canopy sign shall project closer to the curb line than the awning or canopy to which it is attached.

#### D. Window Signs

Window signs are included in the total area of building signs allowed. No window sign shall cover more than 25 percent of the area of the window to which it is attached.

### 17.4.2 FREESTANDING SIGNS

#### A. Allowed Contexts

Freestanding signs are not allowed in the Center context or any Main Street (MS-) District.

#### B. Size

Allocation of sign area is based on the linear frontage of the project site. A maximum sign area of 1 square foot for each 2 lineal feet of frontage, provided that the maximum surface area shall not exceed the following:

1. Nonresidential uses in residential districts, 16 square feet.
2. All other uses, 64 square feet.

#### C. Number

1. One freestanding sign shall be allowed on any lot.
2. A pylon sign shall only be allowed on a lot which contains 100 feet or more of frontage on the street to which the pylon sign is to be oriented.
3. If a common sign plan is approved, two freestanding signs may be allowed on a lot or development having a minimum frontage of 300 feet on each of two adjacent

streets, or more than 600 lineal feet of frontage on a single street, but only one may be a pylon sign.

#### D. Setback

No portion of any freestanding sign may extend over any public right-of-way, or be located within 15 feet of any interior side lot line.

#### E. Height

1. No pylon sign or any part of the pylon sign (including base or apron, supports, supporting structures, and trim) may exceed 20 feet in height.
2. No monument sign may exceed five feet in height.

#### F. Projection/Clearance

All pylon signs shall maintain a clear height of eight feet above the ground.

#### G. Construction

All freestanding signs shall be securely fastened to the ground so that the sign will not be moved by wind or other forces of nature and cause injury to persons or property.

#### H. Address Number

All freestanding signs shall incorporate a street address or address range. Address numbers shall be a minimum of 8 inches in height. The address number shall not be counted against the allowed sign area unless it exceeds twice the minimum height allowed.

#### I. Lettering Size

Lettering shall be a minimum of 8 inches in height on any street with a designated speed of 45 MPH or greater.

#### J. Illumination

All freestanding signs may be illuminated either internally or externally, provided that no sign located within 150 feet of a residential district may be illuminated during the hours be-

tween 12:00 midnight and 6:00 a.m. Lighting directed toward a sign shall be shielded so that it does not shine directly into a public right-of-way or residential building and does not interfere with the safe vision of motorists.

**K. Landscaping**

Shrubs, flowers or ground cover with a planting bed area equal to one-half the sign area shall be planted around the base of any freestanding sign.



## Sec. 17.5 Off-Premise Signs

### 17.5.1 BILLBOARDS

#### A. Size

The maximum area of a single side of a billboard shall not exceed 200 square feet, with a maximum height of 15 feet, and a maximum width of 20 feet, inclusive of any border and trim, but excluding the base or apron, supports, and other structural members. No advertising message is allowed on the base or apron. Not more than one advertising face is allowed on each side of the display. No side-by-side or stacked billboards are allowed.

#### B. Spacing

1. No part of any billboard shall be located less than 5,000 feet from any part of another billboard. The minimum distance between billboards shall apply regardless of the side of the road the billboard is located on.
2. Billboards shall not be located in such a manner as to obscure or physically interfere with the effectiveness of an official traffic sign, signal, or device or obstruct or physically interfere with a driver's view of approaching, merging, or intersecting traffic.
3. No billboard shall be located within 660 feet of the edge of the right-of-way of the federal Interstate Highway System.

#### C. Setback

Billboards shall be placed at least 50 feet off the right-of-way of the road.

#### D. Height

No billboard or part of a billboard (including base or apron, supports, supporting structures and trim) shall exceed 25 feet in height, measured from the top of the sign to the ground at the base of the sign or the crown of the roadway, whichever is higher.

#### E. Projection/Clearance

All billboards shall maintain a clear height of eight feet above the ground at the base of the sign or crown of the roadway, whichever is higher.

#### F. Construction

All billboards shall be constructed in accordance with applicable building codes.

#### G. Illumination

All billboards may be externally illuminated, so long as such lighting is effectively shielded to prevent beams or rays of light from being directed into any portion of the traveled ways of a public street, and is not of such intensity or brilliance as to cause glare or to interfere with any driver's operation of a motor vehicle.

### 17.5.2 OTHER OFF-PREMISES SIGNS

All other types of off-premises sign are prohibited unless specifically exempted in this article.

## Sec. 17.6 Sign Maintenance and Removal

### 17.6.1 SIGN MAINTENANCE

- A. All signs shall be maintained in a state of good repair. The Administrator is authorized to inspect each sign periodically to determine that it meets the requirements of this article. Whenever it shall appear to the Administrator that any sign has been structured or is being maintained in violation of this article, such sign shall be made to conform, or shall be removed at the expense of the owner within ten days after written notification by the Administrator
- B. To ensure that signs are erected and maintained in a safe and attractive manner, the following maintenance requirements shall apply to all signs visible from any street right-of-way:
  1. A sign shall have no more than 20 percent of its surface area covered with disfigured, cracked, ripped, or peeling paint, poster paper, or other material for a period of more than 30 successive days.
  2. A sign shall not stand with bent or broken sign facing, with broken supports, with loose appendages or struts, or more than 15 percent from vertical for a period of no more than 30 successive days.
  3. A sign shall not have weeds, trees, vines, or other vegetation growing upon it, or obscuring the view of the sign from the street or right-of-way from which it is to be viewed, for a period of no more than 30 successive days.
- C. The sign maintenance requirements of this section may be suspended for up to six months following a natural disaster.

### 17.6.2 REMOVAL OF OBSOLETE OR DETERIORATED SIGNS

#### A. Obsolete Signs

1. Signs which identify businesses or tenants no longer in existence, products no longer being sold, services no longer being rendered, or events which have already occurred shall be removed by the owner of the premises

within 90 days of receipt of notification by the Administrator.

2. When a sign is determined to have particular historical or culturally significant value, such determination to be made by the Board of Zoning Appeals, the terms of this section may be waived.

#### B. Deteriorated Signs

Any sign which, together with its supports, braces, anchors, and other structural elements, is not maintained in accordance with the provisions of the applicable building code, or which is otherwise determined to be unsound or unsafe, shall be removed or brought into compliance with all codes within 30 days of notification by the Administrator.

## **ARTICLE 18. ADMINISTRATION**

## Sec. 18.1 Review Bodies

### 18.1.1 GOVERNING BODY

#### A. Authority for Final Action

The Governing Body is responsible for final action regarding:

1. Special Use Permits;
2. Zoning Map Amendments;
3. Planned Unit Development (PUD);
4. Text Amendments; and
5. Development Agreements.

### 18.1.2 PLANNING COMMISSION

#### A. Establishment

A Planning Commission is established, which shall consist of five members to be appointed by the governing body. Members must be qualified voters of the [jurisdiction], but not employees or elected officials. All members serve without compensation.

#### B. Terms

The members of the Planning Commission shall be appointed for terms of five years each. The terms of members shall be staggered, so that the term of one member expires each year.

#### C. Removal and Vacancy

1. The appointment of any member who misses four consecutive meetings shall be automatically terminated and the governing body notified of the vacancy.
2. All members shall be removable for cause by the governing body upon written charges and after public hearings. The governing body is authorized to fill any vacancy for an unexpired term on the Planning Commission caused by death, resignation or otherwise.

#### D. Chair

The Planning Commission shall elect its own chair who shall serve for one year.

#### E. Secretary

The [jurisdiction] shall provide a secretary for the Planning Commission. The Secretary shall not be considered a voting member of the Planning Commission. It shall be the duty of the secretary to keep a true and correct record of all proceedings of the Planning Commission.

#### F. Rules

The Planning Commission shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this chapter.

#### G. Meetings

Meetings shall be held at the call of the chair and at such other times the Planning Commission may determine. All meetings shall be open to the public.

#### H. Staff and Finances

1. A Planning Commission may appoint employees necessary for its work, whose appointment, promotion, demotion, and removal shall be subject to the same provisions of law, including civil service regulations, as govern other corresponding civil employees of the jurisdiction.
2. A Commission may contract with planning experts, engineers, architects and other consultants for such services as it may require.
3. Members of a Commission, when duly authorized by the Commission, may attend planning conferences or meetings of planning institutes or hearings on pending planning legislation, and the Commission may pay the reasonable traveling expenses related to such attendance.

4. The expenditures of a commission, exclusive of those made from funds received by gift, shall be within the amounts appropriated for the purpose by the governing body.

#### I. Voting

The concurring vote of a majority of the Planning Commission shall be required for any decision.

#### J. Training

All appointed members of the Planning Commission shall receive at least eight hours of training in the duties, responsibilities, ethics, and substance of the positions held or to be held, either prior to taking office or no later than one year after office is assumed. All training shall be approved by the Planning Commission.

#### K. Authority for Final Action

The Planning Commission is responsible for final action regarding:

1. Preparation and adoption of a comprehensive plan;
2. Preliminary plats; and
3. Major Site Plans.

#### L. Review Authority

The Planning Commission is responsible for review and recommendations regarding:

1. Zoning Map Amendments; and
2. Planned Unit Development (PUD).

### 18.1.3 BOARD OF ADJUSTMENT

#### A. Establishment

A Board of Adjustment is established, which shall consist of five members to be appointed by the governing body. Members must be qualified voters of the [jurisdiction], but not employees. All members serve without compensation.

**B. Terms**

The terms of members shall be staggered, so that the term of one member expires each year. The membership of the first Board shall serve respectively, one for one year, one for two years, one for three years, one for four years and one for five years. Thereafter, members shall be appointed for terms of five years each.

**C. Removal and Vacancy**

1. The appointment of any member who misses four consecutive meetings shall be automatically terminated and the governing body notified of the vacancy.
2. All members shall be removable for cause by the governing body upon written charges and after public hearings. The governing body is authorized to fill any vacancy for an unexpired term on the Board of Adjustment caused by death, resignation or otherwise.

**D. Chair**

The Board shall elect its own chair who shall serve for one year.

**E. Secretary**

The [jurisdiction] shall provide a secretary for the Board. The Secretary shall not be considered a voting member of the Board. It shall be the duty of the secretary to keep a true and correct record of all proceedings of the Board.

**F. Rules**

The Board of Adjustment shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this chapter. Any rules adopted shall not be effective until approved in writing by the governing body.

**G. Meetings**

Meetings shall be held at the call of the chair and at such other times the Board may determine. The chair, or in his absence the acting chair, may administer oaths and compel the attendance of witnesses. All meetings shall be open to the public.

**H. Voting**

The concurring vote of a majority of the Board shall be necessary to reverse any order, requirement, decision or determination of the Administrator, or to decide in favor of the applicant on any matter upon which it is required to pass under this chapter, or to effect any variance in the application of this chapter.

**I. Training**

All appointed members of the Board of Adjustment shall receive at least four hours of training in the duties, responsibilities, ethics, and substance of the positions held or to be held, either prior to taking office or no later than one year after office is assumed. All training shall be approved by the Board of Adjustment.

**J. Authority for Final Action**

The Board of Adjustment is responsible for final action regarding:

1. Variances; and
2. Appeals of Administrative Decisions.

**K. Findings of Fact**

Every decision of the Board of Adjustment shall be based upon findings of fact and every finding of fact shall be supported in the record of its proceedings.

**L. Presumption**

Any determination or finding of the Administrator shall be presumed to be correct until evidence is introduced which would support a contrary determination or finding.

**M. Powers Strictly Construed**

This chapter shall not be construed to empower the Board to change the terms of this chapter, to change the zoning map or to add to the specific uses permitted in any district. The powers of the Board shall be so construed that this chapter and the zoning map are strictly enforced.

**N. Appeal from Board Decision**

Recourse from the decisions of the Board of Adjustment shall be to the District Court, as provided by law.

**18.1.4 ADMINISTRATOR****A. General Authority**

The Administrator is responsible for:

1. Maintaining a map showing the current zoning classification of all land in [jurisdiction];
2. Maintaining written records of all actions taken under this chapter; and
3. Making interpretations of this code.

**B. Authority for Final Action**

The Administrator is responsible for final action regarding:

1. Zoning Permits;
2. Administrative Adjustments;
3. Minor plats;
4. Final plats; and
5. Minor Site Plans

**C. Review Authority**

The Administrator is responsible for review and recommendations regarding:

1. Variances;
2. Major Subdivision Preliminary Plats;
3. Major Site Plans;
4. Special Use Permits;
5. Zoning Map Amendments;
6. Planned Unit Development (PUD);
7. Text Amendments; and
8. Development Agreements.

**D. Delegation of Authority**

The Administrator may designate any staff member to represent the Administrator in any function assigned by this chapter. The Administrator remains responsible for any final action.

**18.1.5 SUMMARY OF AUTHORITY**

The following table summarizes the review and approval authority of the various review bodies with regard to this code.

	<b>Administrator</b>	<b>Board of Adjustment</b>	<b>Planning Commission</b>	<b>Governing Body</b>
Zoning Permit	Decision			
Administrative Adjustment	Decision			
Variance	Recommend	Decision*		
Appeal of Administrative Decision		Decision*		
Subdivision				
Minor Plat	Decision		---	
Major Subdivision Preliminary Plat	Recommend		Decision	
Final Plat	Decision		---	
Site Plan Review				
Minor	Decision		---	
Major	Recommend		Decision	
Special Use Permit	Recommend			Decision*
Zoning Map Amendment	Recommend		Recommend*	Decision*
Planned Unit Development (PUD)	Recommend		Recommend*	Decision*
Text Amendment	Recommend			Decision*
Development Agreement	Recommend			Decision*

\* = Public Hearing required

## Sec. 18.2 Procedures

### 18.2.1 COMMON REVIEW PROCEDURES

#### A. General

The following requirements are common to many of the following procedures, and apply to applications submitted under this Chapter. Additional details may be included in the specific procedure.

#### B. Pre-Application Conference

##### 1. Optional

Before submitting an application for development approval, an applicant may schedule a pre-application conference with the Administrator to discuss the procedures, standards and regulations required for approval. A pre-application conference is optional, except for the procedures listed below.

##### 2. Mandatory

Before submitting an application for the following types of review, an applicant must schedule a pre-application conference with the Administrator to discuss the procedures, standards and regulations required for approval in accordance with this chapter.

1. Major Subdivision;
2. Major Site Plan Review;
3. Special Use Permit;
4. Zoning Map Amendment;
5. Planned Unit Development (PUD); and
6. Text Amendment.

#### C. Application

##### 1. Initiation

Parties allowed to file an application are summarized below. More detailed information may be included with each specific procedure.

	Owner or Agent	Board of Adjustment	Planning Commission	Governing Body
Zoning Permit				
Administrative Adjustment				
Variance				
Appeal of Administrative Decision				
Subdivision				
Minor				
Major				
Site Plan Review				
Minor				
Major				
Special Use Permit				
Zoning Map Amendment				
Planned Unit Development (PUD)				
Text Amendment				

##### 2. Application Forms

Applications must be submitted on forms and in such numbers as required by the Administrator.

##### 3. Fees

Filing fees are established from time to time by the governing body in an ordinance or resolution designed to defray the cost of processing the application. Prior to review of an application, all associated fees must be paid in full. Where the governing body, Board of Adjustment or Planning Commission initiates an application, no fees shall be required.

#### 4. Complete Applications

1. All applications shall be complete and sufficient for processing before the Administrator is required to review the application.
2. An application is complete when it contains all of the information necessary to decide whether or not the development as proposed will comply with all of the requirements of this code.
3. The presumption is that all of the information required in the application forms is necessary to satisfy the requirements of this code. However, it is recognized that each application is unique, and more or less information may be required according to the needs of the particular case. The applicant may rely on the determination of the Administrator as to whether more or less information may be submitted.

#### 5. Concurrent Applications

1. Applications may be filed and reviewed concurrently, at the option of the applicant.
2. Any application that also requires a variance shall not be eligible for final approval until the variance has been granted.
3. Applications submitted concurrently are subject to approval of all other related applications; denial or disapproval of any concurrently submitted application shall stop consideration of any related applications until the denied or disapproved application is resolved.

#### 6. Modification of Application

An application may be modified at the applicant's request following approval of the Administrator. Any modification after a hearing but prior to a final decision shall require a new hearing.

#### D. Public Notice and Hearings

##### 1. Public Notice Required

Required public notices are summarized below. More detailed information may be included with each specific procedure.

	Written Notice	Posted Notice of Public Hearing	Published Notice of Public Hearing
Variance			
Appeal of Administrative Decision			
Special Use Permit			
Zoning Map Amendment			
Planned Unit Development (PUD)			
Text Amendment			
Preliminary Plat	See 10.1.4F		

##### 2. Written Notice of Public Hearing

At least ten days prior to the hearing, a good faith attempt to notify the owner of record shall be made by sending an official notice by regular U.S. mail of the time, place and subject matter of the hearing. Where more than 10 parcels are to be initially zoned or rezoned, no written notice is required.

##### 3. Posted Notice of Public Hearing

Notice shall be posted for at least 15 days prior to the hearing. A posted notice shall be in number, size, location and content as prescribed by the Administrator and shall indicate the time and place of the public hearing and any other information prescribed by the Administrator. Posted notices shall be removed by the applicant from the subject area within 15 days after the public hearing has been held.



#### 4. Published Notice of Public Hearing

Notice of the time and place of a public hearing shall be published once a week in three different weeks in the official journal, if designated, or a newspaper of general circulation in the area. The first notice shall be published at least 15 days prior to the hearing.

#### 5. Notice to Military Installations

1. When considering any action to be taken on an application for a zoning request or variance affecting property within 3,000 feet of the boundary of a military installation, notification to the commander of the installation shall be provided at least thirty days in advance of taking such action.
2. As used here, "military installation" shall include any base, military airport, camp, post, station, yard, center, home port facility for a ship, or any other military activity center that is under the jurisdiction of the United States Department of Defense.

#### 6. Specific Notice Requirements for Preliminary Plats

1. Notice of the time and place of the public hearing shall be sent to the applicant by certified mail not less than five days before the date of the hearing.
2. The Planning Commission shall give notice of preliminary plat hearings, including the purpose, time, and place, by at least one publication in a newspaper of general circulation in the area surrounding the proposed subdivision, not less than five days prior to the hearing date

## 18.2.2 ZONING PERMIT

### A. When Required

1. A zoning permit is required for the following:
  1. Change in use.
  2. Building permits that do not require site plan review.
  3. Temporary uses.
  4. Sign permits.
2. It shall be unlawful to begin moving, constructing, altering or repairing (except ordinary repairs) any building or other structure on a site, including an accessory structure, until a zoning permit has been issued.
3. It shall be unlawful to change the use of land or the occupancy of any building until a zoning permit has been issued for the intended use.

### B. Application and Fees

1. A pre-application conference is optional.
2. All applications for administrative review shall be filed in writing with the Administrator. See 10.1.3, Application.
3. Application shall be made prior to or concurrent with the application for a building permit.

### C. Decision by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. In deciding to approve, approve with conditions or disapprove the proposed zoning permit, the Administrator shall consider relevant comments of all interested parties and the review criteria below.
3. The Administrator may attach any condition to the permit necessary to protect the health, safety and welfare of [jurisdiction] and minimize adverse impacts on adjacent properties.

### D. Review Criteria

The Administrator shall consider the following criteria in approving or disapproving a zoning permit:

1. The proposed development is consistent with the pertinent elements of the [jurisdiction] comprehensive plan and any other adopted plans;
2. The proposed development meets the requirements of this code;
3. The proposed development will reinforce the existing or planned character of the neighborhood.

### E. Appeal

A final decision by the Administrator on a zoning permit may be appealed to the Board of Adjustment. See XX, Appeal of Administrative Decision.

### F. Expiration

A zoning permit expires after six months if a building permit application has not been filed.

[NOTE: Separate procedures for grading permits and tree removal will be provided with the natural resources protection element.]

### 18.2.3 ADMINISTRATIVE ADJUSTMENT

#### A. When Allowed

The administrative adjustment procedure allows the Administrator to approve modest variations from the standards of this code. Administrative adjustment is allowed for the following:

1. Reduction of any required setback or yard by up to 15 percent.
2. Increase in the maximum height of any building by the lesser of five feet or five percent.
3. An increase in lot coverage by no more than five percent.
4. Any other administrative adjustment authorized by a specific section of this code.

#### B. Application and Fees

1. A pre-application conference is optional.
2. All applications for an administrative adjustment shall be filed in writing with the Administrator. See 10.1.3, Application.

#### C. Decision by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. In deciding to approve, approve with conditions or disapprove the proposed administrative adjustment, the Administrator shall consider relevant comments of all interested parties.
3. The Administrator may attach any condition to the adjustment necessary to protect the health, safety and welfare of [jurisdiction] and minimize adverse impacts on adjacent properties.

#### D. Review Criteria

The Administrator shall consider the following criteria in approving or disapproving an administrative adjustment:

1. The proposed adjustment is consistent with the pertinent elements of the [jurisdiction] comprehensive plan and any other adopted plans;
2. The proposed development meets the requirements of this code;
3. The proposed adjustment will reinforce the existing or planned character of the neighborhood.

#### E. Appeal

A final decision by the Administrator on an administrative adjustment may be appealed to the Board of Adjustment. See XX, Appeal of Administrative Decision.

#### F. Expiration

An administrative adjustment expires after six months if a building permit application has not been filed.

## 18.2.4 VARIANCE

### A. When Allowed

The Board of Adjustment shall have the authority to authorize variances from the terms of this code, subject to terms and conditions fixed by the Board, as will not be contrary to the public interest where, owing to exceptional and extraordinary circumstances, literal enforcement of the provisions of this code will result in practical difficulties or unnecessary hardship.

### B. Application and Fees

1. No pre-application conference is necessary.
2. All applications for administrative review shall be filed in writing with the Administrator. See 10.1.3, Application.

### C. Review by Administrator

The Administrator may refer the application to other affected or interested agencies for review and comment.

### D. Public Hearing and Decision by Board of Adjustment

1. Following notice and a public hearing as required in 10.1.4, Public Notice and Hearings, the Board of Adjustment shall approve, approve with conditions or deny the variance request based on the recommendation of the Administrator and the review criteria below.
2. The Board may attach any condition to the permit necessary to protect the health, safety and welfare of the community and minimize adverse impacts on adjacent properties.

### E. Review Criteria

No variance shall be authorized unless the Board of Adjustment finds that all of the following conditions exist:

1. That the variance will not authorize a use other than those uses allowed in the district;

2. That, owing to exceptional and extraordinary circumstances, literal enforcement of the provisions of this code will result in practical difficulties or unnecessary hardship;
3. That the practical difficulties or unnecessary hardship were not created by the owner of the property or the applicant and are not due to or the result of general conditions in the district in which the property is located;
4. That the practical difficulties or unnecessary hardship are not solely financial;
5. That the variance will not substantially or permanently injure the allowed uses of adjacent conforming property;
6. That the variance will not adversely affect the public health, safety or welfare; and
7. That the applicant has adequately addressed any concerns raised by the Administrator.

### F. Appeal

A final decision by the Board of Adjustment on a variance may be appealed to District Court.

### G. Expiration

A variance runs with the land and does not expire.

## 18.2.5 APPEAL OF ADMINISTRATIVE DECISION

### A. When Allowed

Appeals to the Board of Adjustment may be taken by any person aggrieved or by any officer, department, board, or bureau of the municipality or parish affected by any decision of the Administrator. Appeals shall be taken within 30 days of the decision.

### B. Application and Fees

1. No pre-application conference is necessary.
2. All applications for administrative review shall be filed in writing with the Administrator. See 10.1.3, Application.
3. The appellant shall provide a written statement citing the decision that is being appealed, and any reasons why the appeal should be granted.

### C. Action by Administrator

The Administrator shall transmit to the Board all the papers constituting the record upon which the action appealed from was taken, after all transcript costs and all other costs of appeal are paid by the person or entity taking the appeal.

### D. Stay of Proceedings

An appeal stays all proceedings in furtherance of the action appealed from, unless the Administrator certifies to the Board of Adjustment after the notice of appeal has been filed that, by reason of facts stated in the certificate, a stay would, in the Administrator's opinion, cause imminent peril of life or property. In such case proceedings shall not be stayed except by a restraining order that may be granted by the Board of Adjustment or by a court of record on application or notice to the Administrator and on due cause shown.

### E. Public Hearing and Decision by Board of Adjustment

1. Following notice and a public hearing as required in 10.1.4, Public Notice and Hearings, the Board of Adjustment shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Administrator.
2. The Board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to that end shall have the powers of the Administrator.
3. Any party may appear at the hearing in person or by agent or by attorney.

### F. Testimony and Evidence

The Board of Adjustment shall limit testimony and other evidence to that contained in the record at the time the Administrator took final action.

### G. Review Criteria

The Board of Adjustment shall consider the following criteria in deciding an appeal:

1. Whether the decision by the Administrator was in accordance with the intent and requirements of this code.
2. Whether the Administrator made erroneous findings based on the evidence and testimony on the record, or failed to fully consider mitigating measures or revisions offered by the applicant that would have brought the proposed project into compliance; or
3. Whether the Administrator acted arbitrarily or capriciously.

### H. Appeal

A final decision by the Board of Adjustment on an administrative appeal may be appealed to district court.

## 18.2.6 SUBDIVISION

### A. Components of Subdivision (Plat) Approval

1. Major subdivision requires two separate steps:
  1. Approval of a preliminary plat by the Planning Commission; and
  2. Approval of a final plat by the Administrator.
2. Minor Subdivision requires only one step:
  1. Approval of a final plat by the Administrator.

### B. When Required

#### 1. Major Subdivision

1. Major subdivision review by the Planning Commission is required for:
  - i. Any subdivision of land not considered a minor subdivision or exempted below.
  - ii. The creation of any number of lots where:
    - a) New streets are created;
    - b) Water or sewer lines are extended;
    - c) Drainage improvements through one or more lots must be installed; or
    - d) A waiver of any subdivision standard is desired.
2. No person may subdivide land except in accordance with this procedure and the standards of this code.
3. Major subdivisions require preliminary plat approval by the Planning Commission and final plat approval by the Administrator.

#### 2. Minor Subdivision

1. Minor subdivision review by the Administrator is required for:

- i. The realignment or shifting of lot boundary lines, including removal, addition, alignment, or shifting of interior lot boundary lines, or the redesignation of lot numbers, provided the application meets the following requirements:
    - a) Does not involve the creation of any new street or other public improvement except as otherwise provided in this Section;
    - b) Does not involve more than two acres of land or ten lots of record;
    - c) Does not reduce a lot size below the minimum area or frontage requirements established by this code; and
    - d) Otherwise meets all the requirements of this code.
  - ii. Parcels of land where a portion has been expropriated or has been dedicated, sold, or otherwise transferred to the parish or municipality, thereby leaving a severed portion of the original property which requires a redesignation of lot number and establishment of new lot boundary lines.
2. Minor subdivisions require only final plat approval. Final plat approval may provide for the dedication, acceptance, relocation, or deletion of public utility servitudes, other than streets, or the deletion of gas, electric, or telephone utility servitudes on the property being resubdivided.
  3. All minor plats approved or certified by an administrative procedure shall designate such fact on the plat. Any plat so approved shall have the same force and effect and legal status of a subdivision application approved by the established legislative process.

### 3. No Subdivision Review Required

No subdivision review is required for the following:

1. The public acquisition of land for roads, sewer or water infrastructure.
2. Any parcel of land situated outside an incorporated area which is owned wholly by one owner or co-owners and is divided into single-family lots of a minimum square footage of 22,500 square feet, with a minimum width of 125 feet of frontage, except those lots that are non-rectangular with less than a minimum of 125 feet of frontage have an average width of 125 feet, provided said lots have a frontage of at least 60 feet, and provided that the size of the lots can support sewage disposal systems and individual water systems which meet the requirements of the state of Louisiana after consideration of recognized standards of suitability. [applies to limited parishes]
3. Any parcel of land, wherever located, upon which a servitude of passage is created for ingress or egress which does not create a through passage and is used exclusively as a driveway need not meet any street planning dimensions, except said servitude must be adequate in dimensions to provide for ingress and egress by service and emergency vehicles.

### C. Application and Fees

1. A pre-application conference is optional for minor subdivisions and mandatory for major subdivisions.
2. All applications for subdivision review shall be filed in writing with the Administrator. See 10.1.3, Application.
3. All major subdivision applications shall be prepared and sealed by a land surveyor licensed in the State of Louisiana.

**D. Review by Administrator**

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall provide notice as set out in 10.1.3, Public Notice and Hearings.

**E. Preliminary Plat Decision by Planning Commission**

1. Following notice and a public hearing as required in 10.1.4, Public Notice and Hearings, the Planning Commission shall approve, approve with conditions, or disapprove the preliminary plat for a major subdivision.
2. The preliminary plat shall be approved or denied within 60 days of filing of a complete application, except where such time period is extended by the applicant.
3. The act of approving or disapproving a preliminary plat is a legislative function involving the exercise of legislative discretion by the Planning Commission, based upon data presented to it.
4. In deciding, the Planning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.
5. The Planning Commission may attach conditions required to make the subdivision comply with this code, or as necessary to protect the health, safety and welfare of [jurisdiction] and minimize adverse impacts on adjacent properties.
6. Where the Planning Commission finds that unnecessary hardship results from strict compliance with this code, a waiver may be granted. The Planning Commission shall find that due to the particular physical surroundings, shape or topographical conditions of the property, a particular hardship would result, as distinguished from a mere inconvenience. The granting of the waiver must not be detrimental to the public safety, health or welfare or injurious to other property or improvements.

No waiver shall be granted based strictly upon financial considerations.

7. The Planning Commission shall consider the following criteria in approving or disapproving a subdivision:
  1. The proposed development is consistent with the pertinent elements of the [jurisdiction] comprehensive plan and any other adopted plans.
  2. The proposed development will reinforce the existing or planned character of the neighborhood.
  3. The subdivision demonstrates:
    - i. Compliance with any prior approvals;
    - ii. Subdivision design appropriate for and tailored to the unique natural characteristics of the site;
    - iii. Adequate, safe and convenient arrangement of access, pedestrian circulation facilities, bicycle facilities, roadways, driveways, and off-street parking, stacking and loading space;
    - iv. Adequate design of grades, paving, gutters, drainage and treatment of turf to handle stormwater, and
    - v. Adequate access for disabled or handicapped residents through the provision of special parking spaces, accessible routes between parking areas and buildings, passenger loading zones and access to other facilities.
  4. Any adverse impacts on adjacent properties have been minimized or mitigated.

**F. Minor Subdivision Decision by Administrator**

1. In deciding to approve, approve with conditions or disapprove the proposed minor subdivision, the Administrator shall consider relevant comments of all interested parties and the review criteria below.
2. The plat shall be approved or denied within 60 days of filing of a complete application, except where such time period is extended by the applicant.

3. The Administrator may attach conditions required to make the subdivision comply with this code, or as necessary to protect the health, safety and welfare of [jurisdiction] and minimize adverse impacts on adjacent properties.
4. A minor subdivision shall be approved in accordance with the requirements, including the review criteria, for a final plat below.

**G. Final Plat Decision by Administrator**

1. The Administrator may approve, approve with conditions or disapprove the final plat.
2. The final plat shall be approved or denied within 60 days of filing, except where such time period is extended by the applicant.
3. If the final plat is disapproved, the Administrator shall specify in writing the provisions with which the plat does not comply.
4. The final plat shall be approved where it is:
  1. Consistent with the pertinent elements of the [jurisdiction] comprehensive plan and any other adopted plans;
  2. Meets the requirements of this code;
  3. Complies with any prior approvals, including specifically the preliminary plat and any conditions.
5. The approval of a final plat shall not be deemed to constitute the acceptance of the dedication of any street or other land, public utility or facility shown on the face of the plat. However, the governing body may, by resolution, accept any dedication for streets, parks, public utility lines or facilities, or other public purposes.

**H. Building Permit**

No building permit shall be issued for development requiring subdivision approval until the final plat has been approved.

**I. Dedication and Improvements**

1. In developing property requiring subdivision approval under this code, the applicant must dedicate any additional right-of-way necessary to the width required by [jurisdiction] for streets adjoining the property, install curbs and gutters and pave all streets adjoining the property, and install sidewalks and street trees, all based on the standards of this code.
2. The applicant shall bear the costs of installation of any on-site or off-site improvements required by this code, including provisions for stormwater management, paving and utilities.
3. The [jurisdiction] is not required to accept any dedication or improvements that do not meet local standards.

**J. Construction Drawings**

Prior to construction of any improvement intended for public dedication, construction drawings that meet local standards for the specified improvements are required.

**K. Improvement Guarantee**

1. Prior to the approval of any final plat, the applicant shall submit a cost estimate and time schedule for installation of each phase of subdivision improvements.
2. A bond shall be required guaranteeing all on-site and off-site improvements. The bond shall be in an amount equal to 115 percent of the improvement cost estimate, and in a form approved by the [jurisdiction] attorney.
3. As each phase of improvements is installed and inspected by [jurisdiction], the bond may be reduced by the cost of the installed improvements.

**L. Inspection of Improvements**

1. The applicant shall grant [jurisdiction] the authority to inspect all construction of required improvements. Such right of inspection shall not constitute a duty to inspect, nor shall it guarantee final acceptance of the required improvements.

2. Failure to perform the work to the [jurisdiction's] standards shall free the [jurisdiction] to liquidate the improvement guarantee in order to finance necessary repairs.

**M. Maintenance Bond**

The [jurisdiction] may require a two-year maintenance bond on any improvement constructed by a developer and dedicated to the [jurisdiction].

**N. Recording of Final Plat**

Any final plat shall be recorded in the office of the keeper of notarial records of the parish where the property is situated and copied into the conveyance record book of such parish, and a duplicate filed with the assessor of the parish.

**O. Modification of Approved Subdivision**

The Administrator is authorized to approve minor modifications to an approved subdivision. All modifications not listed as minor below shall be considered by the body that approved original subdivision. The following modifications shall be considered minor:

1. Additional or wider easements that do not affect the general placement of buildings or general location of roadways;
2. Reduction in the number of lots;
3. Reduction of length of streets; or
4. Modification of public utility service.

**P. Appeal**

1. A final decision by the Administrator on a minor subdivision may be appealed to the Planning Commission. The Planning Commission shall review the subdivision as a major subdivision.
2. A final decision by the Planning Commission on a major subdivision may be appealed to district court.

**Q. Expiration**

A preliminary plat expires after one year where a final plat application has not been filed. Each final plat for a phase of the preliminary plat extends the preliminary plat for an additional year. A final plat, once officially recorded, shall not expire.



## 18.2.7 SITE PLAN REVIEW

### A. When Required

#### 1. Major Site Plan

Major site plan review by the Planning Commission is required for:

1. Construction of ten or more residential units on a platted lot of record.
2. Construction or expansion of 5,000 or more square feet of enclosed building in a non-residential district.

#### 2. Minor Site Plan

Minor site plan review by the Administrator is required for:

1. Construction or expansion of up to 5,000 square feet of enclosed building in a non-residential district.
2. Construction of more than two, but less than ten, residential units on a platted lot of record.
3. Creation of more than 1,000 square feet of additional impervious surface (paving).
4. Construction of accessory structures in non-residential districts.

#### 3. No Site Plan Required

No site plan review is required for the following:

1. Construction or expansion of one to two units in a single structure on a platted lot of record.
2. Creation of up to 1,000 square feet of additional impervious surface (paving).
3. Construction of accessory structures in residential districts.

### B. Application and Fees

1. A pre-application conference is optional for a minor site plan and mandatory for a major site plan.
2. All applications for site plan review shall be filed in writing with the Administrator. See 10.1.3, Application.

### C. Review by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall provide notice as set out in 10.1.4, Public Notice and Hearings.

### D. Minor Site Plan Decision by Administrator

1. In deciding to approve, approve with conditions or disapprove the proposed site plan, the Administrator shall consider relevant comments of all interested parties and the review criteria below.
2. The Administrator may attach any condition to the site plan necessary to protect the health, safety and welfare of [jurisdiction] and minimize adverse impacts on adjacent properties.

### E. Major Site Plan Decision by Planning Commission

1. Following notice and a public hearing as required in 10.1.4, Public Notice and Hearings, the Planning Commission shall approve or disapprove the major site plan.
2. In deciding, the Planning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.
3. The Planning Commission may attach any condition to the site plan necessary to protect the health, safety and

welfare of [jurisdiction] and minimize adverse impacts on adjacent properties.

### F. Review Criteria

The Administrator and Planning Commission shall consider the following criteria in approving or disapproving a site plan:

1. The proposed development is consistent with the pertinent elements of the [jurisdiction] comprehensive plan and any other adopted plans.
2. The proposed development meets the requirements of this code;
3. The proposed development will reinforce the existing or planned character of the neighborhood.
4. The site plan demonstrates:
  1. Compliance with any prior approvals;
  2. Site design and development intensity appropriate for and tailored to the unique natural characteristics of the site;
  3. Adequate, safe and convenient arrangement of access, pedestrian circulation facilities, bicycle facilities, roadways, driveways, and off-street parking, stacking and loading space;
  4. Adequate design of grades, paving, gutters, drainage and treatment of turf to handle stormwater, and
  5. Adequate access for disabled or handicapped residents through the provision of special parking spaces, accessible routes between parking areas and buildings, passenger loading zones and access to other facilities.
5. Any adverse impacts on adjacent properties have been minimized or mitigated.

**G. Building Permit**

No building permit shall be issued for development requiring a site plan until the site plan has been approved.

**H. Dedication and Improvements**

1. In developing property requiring a site plan under this code, the applicant must dedicate any additional right-of-way necessary to the width required by [jurisdiction] for streets adjoining the property, install curbs and gutters and pave all streets adjoining the property, and install sidewalks and street trees, all based on the standards of this code.
2. The applicant shall bear the costs of installation of any on-site or off-site improvements required by this code, including provisions for stormwater management, paving and utilities.

**I. Improvement Guarantee**

1. Prior to the approval of any site plan, the applicant shall submit a cost estimate and time schedule for installation of each phase of site improvements.
2. A bond shall be required guaranteeing all on-site and off-site improvements. The bond shall be in an amount equal to 115 percent of the improvement cost estimate, and in a form approved by the [jurisdiction] attorney.
3. As each phase of improvements is installed and inspected by [jurisdiction], the bond may be reduced by the cost of the installed improvements.

**J. Modification of Approved Site Plan**

The Administrator is authorized to approve minor modifications to an approved site plan. All modifications not listed as minor below shall be considered by the body that approved original site plan. The following modifications shall be considered minor:

1. Up to a 10-percent increase or any decrease in gross floor area of a single building.

2. Up to a 10-percent reduction or any increase in the approved setbacks from exterior property lines.
3. Relocation of parking areas, internal streets or structures where such relocation occurs more than 100 feet from exterior property lines.

**K. Appeal**

1. A final decision by the Administrator on a minor site plan may be appealed to the Board of Adjustment. See XX, Appeal of Administrative Decision.
2. A final decision by the Planning Commission on a major site plan may be appealed to district court.

**L. Expiration**

A site plan expires after one year if a building permit application has not been filed.

## 18.2.8 SPECIAL USE PERMIT

### A. When Required

A special use permit is required for the following:

1. Establishment of any use listed as a special use in 3.2, Use Table.

### B. Application and Fees

1. A pre-application conference with the Administrator is required.
2. All applications for a special use permit shall be filed in writing with the Administrator. See 10.1.3, Application.

### C. Review by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall provide notice as set out in 10.1.3, Public Notice and Hearings.

### D. Public Hearing and Decision by Governing Body

1. Following notice and a public hearing as required in 10.1.4, Public Notice and Hearings, the governing body shall approve or disapprove the special use permit.
2. In deciding, the governing body shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.
3. The governing body may attach any condition to the site plan necessary to protect the health, safety and welfare of [jurisdiction] and minimize adverse impacts on adjacent properties. Such conditions may include, but are not limited to: additional screening or buffering, or limitation in scale, intensity or hours of operation.

### E. Review Criteria

The governing body shall consider the following criteria in approving or disapproving a special use permit:

1. The proposed special use permit is consistent with the pertinent elements of the [jurisdiction] comprehensive plan and any other adopted plans;
2. The proposed development meets the requirements of this code;
3. The proposed special use permit will reinforce the existing or planned character of the neighborhood;
4. The special use permit complies with any specific use standards or limitations in Article 3, Use and Function; and
5. The special use permit will not substantially or permanently injure the appropriate use of adjacent conforming properties.

### F. Effect of Denial

The denial of a special use permit application shall ban the subsequent application for the same or similar use for a period of 12 months.

### G. Expiration

A special use permit shall expire after one year if a building permit application has not been filed. Once the use is constructed, the special use permit runs with the land and does not expire.

### H. Revocation of Special Use Permit

If any conditions of a special use permit or other requirements of this code are violated, the special use permit may be revoked by the governing body.

## 18.2.9 ZONING MAP AMENDMENT

### A. When Allowed

The boundaries of zoning districts as shown on the zoning map may, from time to time, be amended or modified, as determined by the governing body.

### B. Application and Fees

1. A pre-application conference with the Administrator is required.
2. All applications for a zoning map amendment shall be filed in writing with the Administrator. See 10.1.3, Application.

### C. Review by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall provide notice as set out in 10.1.4, Public Notice and Hearings.

### D. Review by Planning Commission

1. Following notice and a public hearing as required in 10.1.4, Public Notice and Hearings, the Planning Commission shall recommend approval or disapproval of the zoning map amendment.
2. In recommending, the Planning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.

### E. Public Hearing and Decision by Governing Body

1. Following notice and a public hearing as required in 10.1.4, Public Notice and Hearings, the governing body shall approve or disapprove the zoning map amendment.
2. In deciding, the governing body shall consider the

recommendations of the Administrator and Planning Commission, relevant comments of all interested parties and the review criteria below.

3. In case of a protest duly signed and acknowledged by the owners of 20 percent or more either of the areas of land (exclusive of streets and alleys) included in a proposed change or within an area determined by lines drawn parallel to and two hundred feet distant from the boundaries of the district proposed to be changed, the amendment shall not become effective except by the favorable vote of a majority of the members of the entire governing body.

### F. Review Criteria

The governing body shall consider the following criteria in approving or disapproving a zoning map amendment:

1. The proposed zoning map amendment is consistent with the pertinent elements of the [jurisdiction] comprehensive plan and any other adopted plans;
2. The proposed zoning map amendment will reinforce the existing or planned character of the neighborhood;
3. The site is appropriate for the development allowed in the proposed district;
4. There are substantial reasons why the property cannot be used according to the existing zoning;
5. Public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services are adequate for the development allowed in the proposed district; and
6. The zoning map amendment will not substantially or permanently injure the appropriate use of adjacent conforming properties.

### G. Effect of Denial

The denial of a zoning map amendment application shall ban the subsequent application for the same or similar use for a period of 12 months.

### H. Expiration

A zoning map amendment does not expire.

**18.2.10 PLANNED UNIT DEVELOPMENT (PUD)****A. Components of PUD Approval**

A PUD approval consists of two separate steps:

1. Approval of a rezoning and concept plan by the governing body; and
2. Approval of subsequent subdivision plats and site plans consistent with the PUD concept plan.

**B. When Allowed**

A PUD is intended for projects that demonstrate a higher quality of site design that is more sensitive to the existing context, both built and natural, than is possible under other available zoning districts.

**C. Application and Fees**

1. A pre-application conference with the Administrator is required.
2. All applications for a PUD shall be filed in writing with the Administrator. See 10.1.3, Application.
3. The application shall include the following additional materials:
  1. A narrative explaining and tabulating the land uses by net acre, number of dwelling units by housing type, residential density and square footage of non-residential uses per net acre, open space acreage, the relationship of the proposed development to existing development in the area and other related development features.
  2. Concept plan schematically showing major streets, major utilities, land uses, access to existing streets, major open space and conceptual drainage plan.
4. The applicant may provide concurrent applications for site plan or subdivision review.

**D. Review by Administrator**

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall provide notice as set out in 10.1.4, Public Notice and Hearings.

**E. Review by Planning Commission**

1. Following notice and a public hearing as required in 10.1.4, Public Notice and Hearings, the Planning Commission shall recommend approval or disapproval of the PUD rezoning and concept plan.
2. In recommending, the Planning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.

**F. Public Hearing and Decision by Governing Body**

1. Following notice and a public hearing as required in 10.1.4, Public Notice and Hearings, the governing body shall approve or disapprove the PUD rezoning and concept plan.
2. In deciding, the governing body shall consider the recommendations of the Administrator and Planning Commission, relevant comments of all interested parties and the review criteria below.
3. In case of a protest duly signed and acknowledged by the owners of 20 percent or more either of the areas of land (exclusive of streets and alleys) included in a proposed change or within an area determined by lines drawn parallel to and two hundred feet distant from the boundaries of the district proposed to be changed, the amendment shall not become effective except by the

favorable vote of a majority of the members of the entire governing body.

**G. Review Criteria**

The governing body shall consider the following criteria in approving or disapproving a PUD rezoning and concept plan:

1. The proposed PUD is consistent with the pertinent elements of the [jurisdiction] comprehensive plan and any other adopted plans;
2. The proposed development meets the requirements of this code;
3. The proposed PUD will reinforce the existing or planned character of the neighborhood;
4. The site is appropriate for the development allowed in the proposed PUD;
5. The PUD demonstrates a higher quality of site design that is more sensitive to the existing context, both built and natural, than is possible under other available zoning districts.
6. Public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities are adequate for the development allowed in the proposed PUD; and
7. The PUD will not substantially or permanently injure the appropriate use of adjacent conforming properties.

**H. Action Following Approval**

Approval of a PUD rezoning and concept authorizes the submission of subdivision plats and site plans consistent with the PUD approval.

**I. Modification of Adopted Concept Plan**

The Administrator is authorized to approve minor modifications to an approved concept plan. All modifications not listed as minor below shall be considered by the governing body consistent with the original approval of the PUD. The following modifications shall be considered minor:

1. Up to a 10-percent increase or any decrease in gross floor area of a single building.
2. Up to a 10-percent reduction or any increase in the approved setbacks from exterior property lines.
3. Relocation of parking areas, internal streets or structures where such relocation occurs more than 100 feet from exterior property lines.

**J. Effect of Denial**

The denial of a PUD application shall ban the subsequent application for the same or similar use for a period of 12 months.

**K. Expiration**

A PUD rezoning does not expire. A PUD concept plan expires after five years if no preliminary plat, site plan or building permit has been filed.

### 18.2.11 TEXT AMENDMENT

#### A. When Allowed

The regulations of this code may, from time to time, be amended, supplemented, changed, modified or repealed, as determined by the governing body.

sents revisions necessitated by changing conditions over time; whether or not the text amendment corrects an error in this code; and

4. Whether or not the text amendment revises this code to comply with state or federal statutes or case law.

#### B. Application and Fees

1. A pre-application conference is optional.
2. All applications for a text amendment shall be filed in writing with the Administrator. See 10.1.3, Application.

#### F. Expiration

A text amendment does not expire.

#### C. Review by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall provide notice as set out in 10.1.4, Public Notice and Hearings.

#### D. Public Hearing and Decision by Governing Body

1. Following notice and a public hearing as required in 10.1.4, Public Notice and Hearings, the governing body shall approve or disapprove the text amendment.
2. In deciding, the governing body shall consider the recommendations of the Administrator, relevant comments of all interested parties and the review criteria below.

#### E. Review Criteria

The governing body shall consider the following criteria in approving or disapproving a text amendment:

1. The proposed text amendment is consistent with the pertinent elements of the [jurisdiction] comprehensive plan and any other adopted plans;
2. The extent to which the text amendment is consistent with the remainder of this code;
3. The extent to which the text amendment represents a new idea not considered in the existing code, or repre-

## 18.2.12 DEVELOPMENT AGREEMENTS

### A. When Allowed

The [jurisdiction] may enter into a development agreement in accordance with this section.

### B. Contents

A development agreement shall specify the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes. The development agreement may include conditions, terms, restrictions, and requirements for subsequent discretionary actions, provided that such conditions, terms, restrictions, and requirements for subsequent discretionary actions shall not prevent development of the land for the uses and to the density or intensity of development set forth in the agreement. The agreement may provide that construction shall be commenced within a specified time and that the project or any phase thereof be completed within a specified time. The agreement may also include terms and conditions relating to financing of necessary public facilities by the applicant and subsequent reimbursement of the applicant over time.

### C. Rules, Regulations and Official Policies

Unless otherwise provided by the development agreement, the rules, regulations and official policies governing permitted uses of the land, density, and design, improvement, and construction standards and specifications applicable to development of the property subject to a development agreement shall be those rules, regulations, and official policies in force at the time of execution of the agreement. A development agreement shall not prevent a municipality or parish, in subsequent actions applicable to the property, from applying new rules, regulations, and policies which do not conflict with those rules, regulations, and policies applicable

to the property as set forth herein, nor shall a development agreement prevent a municipality or parish from denying or conditionally approving any subsequent development project application on the basis of such existing or new rules, regulations, and policies.

### D. Public Hearing; Notice of Intention

A public hearing on an application for a development agreement shall be held by the Planning Commission and by the governing body. Notice of intention to consider adoption of a development agreement shall be published at least three times in a newspaper of general circulation and at least ten days shall elapse between the first publication and the date of the hearing.

### E. Approval by Ordinance

A development agreement shall be approved by ordinance of the governing body.

### F. Amendment or Cancellation; Notice of Intent

A development agreement may be amended or cancelled in whole or in part by mutual consent of the parties to the agreement or their successors in interest. Notice of intention to amend or cancel any portion of the agreement shall be given in the manner provided by 10.12.4.

### G. Recording Copy of Agreement; Effect

No later than ten days after [jurisdiction] enters into a development agreement, the clerk shall record in the parish a copy of the agreement, which shall describe the land subject to the agreement. From and after the time of such recordation, the agreement shall impart such notice to all persons as is afforded by the recording laws of the state. The burdens of the agreement shall be binding upon and the benefits of the agreement shall inure to all successors in interest to the parties to the agreement.

### H. Modification or Suspension

In the event that state or federal laws or regulations, enacted after a development agreement has been entered into, prevent or preclude compliance with one or more provisions of the development agreement, such provisions of the agreement shall be modified or suspended as may be necessary to comply with such state or federal laws or regulations.

### I. Periodic Review; Termination or Modification

Any development agreement shall provide for periodic review at least every twelve months, at which time the applicant or his successor in interest thereto shall be required to demonstrate good faith compliance with the terms of the agreement. If, as a result of such periodic review, the governing body finds and determines, on the basis of substantial evidence, that the applicant or successor in interest thereto has not complied in good faith with terms or conditions of the agreement, the governing body may terminate or modify the agreement.

### J. Enforcement

Unless amended, cancelled, modified or suspended, a development agreement shall be enforceable by any party to the agreement notwithstanding any change in any applicable general or specific plan, zoning subdivision, or building regulation adopted by the municipality or parish entering the agreement which alters or amends the rules, regulations, or policies specified in 10.12.3.

### K. Restrictions on Authority

Nothing in this procedure shall be construed to authorize property use contrary to existing zoning classifications or to authorize the reclassification of such zones.



## Sec. 18.3 Historic Preservation

### 18.3.1 PURPOSE

1. The purpose of this article is to promote the protection, enhancement, perpetuation, and use of improvements of special character or historical interest or value in the interest of the health, safety and welfare of the people of the [jurisdiction] by:
  1. Providing a mechanism to identify and preserve the historic and architectural characteristics of [jurisdiction] which represents elements of the community's cultural, social, economic, political and architectural history;
  2. Enhancing property values and the stabilization of historic neighborhoods;
  3. Ensuring sustainability through the conservation of building materials and the embodied energy in existing buildings;
  4. Increasing economic and financial benefits through the community's attractiveness to tourists and visitors; and
  5. Providing educational opportunities to increase public appreciation of the community's unique heritage.
2. The intent of this article is to create a method to draw a reasonable balance between private property rights and the public interest in preserving the community's unique historic character by ensuring that demolition of, moving, or alterations to properties of historic value shall be carefully considered for impact to the property's contribution to the community's heritage.

### 18.3.2 GENERAL

#### A. Certificate of Appropriateness Required

1. No designated landmark, or private building or structure within an historic district, including fences, boundary walls, signs, light fixtures, steps and paving or other

appurtenant fixtures shall be erected, altered, restored, moved or demolished until after an application for a Certificate of Appropriateness as to exterior architectural features has been submitted to and approved by the Historic Preservation Commission, except as otherwise provided by the governing body in the ordinance establishing the Commission or as provided by rules, regulations, policies, procedures and standards adopted by the Commission.

2. Similarly, if earthworks of historical or archaeological importance exists in the historic district, there shall be no excavating or moving of earth, rock or subsoil without a certificate of appropriateness.
3. For the purposes of this Chapter "exterior architectural features" shall include but need not be limited to the architectural style, general design and general arrangement of the exterior of a structure, including the kind and texture of the building material, the type and style of all roofs, windows, doors, light fixtures, signs and other appurtenant fixtures.
4. The style, scale, material, size and location of outdoor advertising signs and bill posters within an historic preservation district shall also be under the control of such commission.

#### B. Extent of Review

1. The Historic Preservation Commission shall not consider interior arrangement or use but shall consider the relationship of the exterior of the buildings concerned with all others in the historic district as to avoid incongruity and promote harmony.
2. The Historic Preservation Commission shall adhere to and seek compatibility of structures in the historic district in terms of size, texture, scale and site plan and the Com-

mission shall set forth and define guidelines prior to any exercise of its authority.

3. Nothing in this article shall be construed to prevent ordinary maintenance or repairs which do not involve a change of design, material, or of the outward appearance; nor to prevent the construction, reconstruction, alteration or demolition of any such feature which is required by the public safety because of an unsafe or dangerous condition.
4. The requirements of this Chapter shall not apply to work which has begun or for which a permit has been issued prior to the establishment of the historic district.

#### C. Additional Benefits and Incentives

The Historic Preservation Commission, with approval of the governing body, may from time to time offer additional incentives and benefits for preservation of historic resources. Such benefits may include expedited project review, technical assistance, fee waivers, tax rebates, grants or loans, and other similar incentives.

### 18.3.3 HISTORIC PRESERVATION COMMISSION

#### A. Composition

The Historic Preservation Commission shall consist of five voting members, all residents of the [jurisdiction], appointed by the governing body.

#### B. Qualification

The members shall be appointed on the basis of expertise, experience or interest in the area of architectural history, building construction or engineering, historical and architectural preservation.

#### C. Terms

Members of the Historic Preservation Commission shall be appointed for terms of three years. Of those members first taking office, one shall be appointed for one year, two for

two years, and two for three years. Members shall serve without compensation, but are eligible for reimbursement of expenses related to their service.

#### D. Officers

1. Officers shall consist of a chairman, vice-chairman selected from the members of the Historic Preservation Commission and a secretary.
2. Officers shall be serve a term of one year and shall be eligible for re-election, but no member shall serve as the same officer for more than two consecutive years.
3. The chairman shall preside over meetings. In the absence of the chairman, the vice-chairman shall perform the duties of the chairman. If both are absent, a temporary chairman shall be elected by those present.
4. The secretary to the Historic Preservation Commission shall have the following duties:
  1. Take minutes of each Historic Preservation Commission meeting;
  2. Be responsible for publication and distribution of copies of the minutes, reports, and decisions of the Historic Preservation Commission to its members;
  3. Give notice for all public hearings conducted by the Historic Preservation Commission;
  4. Advise the governing body of vacancies on the Historic Preservation Commission and expiring terms of members;
  5. Prepare and submit to the governing body a complete record of the proceedings before the Historic Preservation Commission on any matter requiring governing body consideration.

#### E. Meetings

A quorum shall consist of a majority of the members. All decisions or actions of the Historic Preservation Commission shall be made by a majority vote of those members present and voting at any meeting where a quorum exists. Meetings

shall be held at the call of the Chairman. There shall be a minimum of four meetings per year.

#### F. Voting

1. No member of the Historic Preservation Commission shall vote on any matter that may materially or apparently affect the property, income or business interest of that member.
2. No action shall be taken by the Commission that could in any manner deprive or restrict the owner of property in its use, modification, maintenance, disposition, or demolition until such owner shall first have had the opportunity to be heard at public meeting of the Historic Preservation Commission.
3. The Chairman, and in his absence the acting Chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Preservation Commission shall be open to the public.
4. The Preservation Commission keep minutes of its proceedings, showing the vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Preservation Commission and shall be a public record.

#### G. Powers and Duties

The Historic Preservation Commission shall have the following powers and duties:

1. To adopt its own procedural regulations;
2. To conduct an ongoing survey to identify historically and architecturally significant properties, structures and areas;
3. To investigate and recommend to the governing body the adoption of ordinances designating properties or structures having special historic, community, or architectural value as landmarks;
4. To investigate and recommend to the governing body the adoption of ordinances designating properties or

structures having special historic, community or architectural value as historic districts;

5. To keep a register of all properties and structures that have been designated as landmarks or historic districts, including all information required for each designation;
6. To determine an appropriate system of markers and make recommendations for the design and implementation of specific markings of the streets and routes leading from one landmark or historic district to another;
7. To advise owners of landmarks and property or structures within historic districts on physical and financial aspects of preservation, renovation, rehabilitation, and reuse, and on procedures for inclusion on the [State](#) or National Register of Historic Places;
8. To inform and educate citizens concerning the historic and architectural heritage of the community by publishing appropriate maps, newsletters, brochures, and pamphlets, and by holding programs and seminars;
9. To hold public hearings and to review applications for construction, alteration, removal, or demolition affecting proposed or designated landmarks or structures or historic districts and issue or deny Certificates of Appropriateness for such actions;
10. To develop specific guidelines for the alteration, demolition, construction, or removal of landmarks or property and structures within historic districts;
11. To review proposed zoning amendments, applications for special use permits or variances that affect proposed or designated landmarks and historic districts. Such review shall be made prior to the hearing by the governing body or the Board of Zoning Appeals;
12. To administer on the behalf of the community any property or full or partial interest in real property that the community may have or accept as a gift or otherwise, upon designation by the governing body;
13. To accept and administer on behalf of the community,

upon designation by the governing body, such gifts, grants and money as may be appropriate for the purpose of this article;

14. To call upon available staff members as well as other experts for technical advice;
15. To delegate to the Administrator such minor Certificate of Appropriateness decisions as the Commission considers appropriate; and
16. To testify before all boards and commissions, including the Planning Commission and the Board of Zoning Appeals, on any matter affecting historically and architecturally significant property and landmarks.

## H. Training

Members of the Historic Preservation Commission shall participate in a minimum of eight hours annual training related to preservation theory and decision-making procedures. The training may be conducted by the Commission and its staff, or it may involve participating in training programs organized by other groups involved in historic preservation.

## I. Surveys and Research

1. The Historic Preservation Commission shall undertake an ongoing survey and research effort in the community to identify neighborhoods, areas, sites, structures, and objects that have historic, community, architectural, or aesthetic importance, interest, or value.
2. As part of the survey, the Historic Preservation Commission shall review and evaluate any prior surveys and studies by any unit of government or private organization and compile appropriate descriptions, facts, and photographs.
3. The Historic Preservation Commission shall identify potential landmarks and historic districts and adopt procedures to nominate them in groups based upon the following criteria:

1. The potential landmarks in one identifiable neighborhood or district geographical area of the community;
  2. The potential landmarks associated with a particular person, event, or historical period;
  3. The potential landmarks of a particular architectural style or school, or of a particular architect, engineer, builder, designer or craftsman; and
  4. Such other criteria as may be adopted by the Historic Preservation Commission to assure systematic survey and nomination of all potential landmarks within the community.
4. Key, character-defining features should be described on the survey form to inform property owners and decision-makers which elements are most important in preserving the character of the resource.

### 18.3.4 LANDMARK DESIGNATION

[Consider adding "Structure of Merit" concept -- landmark "lite" ???]

#### A. Nominations

Nominations shall be made to the Historic Preservation Commission on a form provided by the Commission. A filing fee may be required.

#### B. Action on Nomination

1. The Historic Preservation Commission shall, upon investigation as it deems necessary, make a preliminary determination as to whether a property, structure, or area possesses the integrity of design, workmanship, materials, location, setting and feeling and meets one or more of the following criteria:
  1. Significant value as part of the historic, heritage or cultural characteristics of the community, parish, state or nation;

2. Its identification with a person or persons who significantly contributed to the development of the community, parish, state or nation;
  3. Representative of the distinguishing characteristics of architecture inherently valuable for the study of a period, type, method of construction or use of indigenous materials;
  4. Notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, parish, state or nation;
  5. Its unique location or singular physical characteristics that make it an established or familiar visual feature;
  6. Its character as a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance; or
  7. Area that has yielded or may be likely to yield, information important in history or prehistory.
2. The landmark must be at least 50 years old, unless the resource is found to be exceptionally important in other significant criteria.
  3. A preliminary determination as to whether a property, structure, or area meets one or more of the criteria shall be made within 15 days of filing of a nomination with the Historic Preservation Commission.

#### C. Landmark Designation Procedures

1. The Historic Preservation Commission shall schedule a public hearing within 60 days after the filing of a nomination.
2. The owner, the Historic Preservation Commission, or any organization with an established interest in historic preservation may request a landmark designation for any structure, building or site within the boundaries of [jurisdiction] which may have historic or architectural significance. A landmark may be designated without the consent of the property owner.

3. A Certificate of Appropriateness shall be required for alteration, construction, removal or demolition of a proposed landmark from the date when the nomination form is presented to the Historic Preservation Commission until the final disposition of the request.
4. A public hearing shall be held by the Historic Preservation Commission and an opportunity afforded the public to consider the landmark designation. During the public hearing, the Commission shall review and evaluate the application according to the criteria above.
5. Written notice of the purpose, time and place of such hearing shall be published in the official journal at least once and at least a minimum of seven days before said hearing; and such written notice may be affixed to a prominent place at or near the main entrance of the building, hall or room where meetings of the governing body are usually held.
6. The Historic Preservation Commission shall submit a final written report to the governing body within 30 days after the public hearing and the report and recommendation shall contain:
  1. A complete description of the site;
  2. A map or sketch showing the boundaries of the site; and
  3. Suggestions for a proposed ordinance designed to implement and carry out the recommendation and the provisions of this article.
7. The owners of record shall be notified promptly by a letter containing information of the Commission's decision.
8. A simple majority vote by the governing body is necessary for approval of a landmark designation. If the governing body approves the application for a designation, a notice will be sent to the property owner and recorded with the Parish Recorder of Deeds.
9. Buildings designated as landmarks shall be subject to issuance of Certificates of Appropriateness.

### 18.3.5 HISTORIC DISTRICT DESIGNATION

#### A. Nominations

Nominations shall be made to the Historic Preservation Commission on a form provided by the Commission. A filing fee may be required.

#### B. Action on Nomination

1. The Historic Preservation Commission shall, upon investigation as it deems necessary, make a preliminary determination as to whether an area possesses the integrity of design, workmanship, materials, location, setting and feeling and meets one or more of the following criteria:
  1. The district is a geographically definable area including a concentration, linkage or continuity of buildings. The district is related by a pattern of either physical elements or social activities. District boundaries are defined by visual changes, historical documentation of different associations or patterns of development, or evidence of changes in site type or site density as established through testing or survey.
  2. The district must be at least 50 years old, unless the resources are found to be exceptionally important in other significant criteria.
  3. Historic districts shall meet one or more of the following:
    - i. Architectural
      - a) Exemplifies specific elements of an architectural period or style.
      - b) Example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally.
      - c) Demonstrates superior craftsmanship or high artistic value.
      - d) Represents an innovation in construction, materials, or design.

- e) Style particularly associated with area.
- f) Represents a built environment of a group of people in an era of history.
- ii. Social
  - a) Site of historic event that had an effect upon society.
  - b) Exemplifies cultural, political, economic or social heritage of the community.
  - c) An association with a notable person or the work of a notable person.
- iii. Geographic/Environmental
  - a) Enhances sense of identity of the community.
  - b) An established and familiar natural setting or visual feature of the community.
2. The Historic Preservation Commission may seek an indication of support from property owners within the district.
3. Properties that do not contribute to the significance of the historic district may be included within the boundaries, as long as the noncontributing elements do not noticeably detract from the district's sense of time, place and historical development. Noncontributing elements will be evaluated for their magnitude of impact by considering their size, scale, design, location, and information potential.
4. A preliminary determination as to whether an area meets one or more of the criteria shall be made within 15 days of filing of a nomination with the Historic Preservation Commission.

#### C. District Designation Procedures

1. The Historic Preservation Commission shall schedule a public hearing within 60 days after the filing of a nomination.
2. An owner, the Historic Preservation Commission, or any

organization with an established interest in historic preservation may request a district designation for any area within the boundaries of [jurisdiction] which may have historic or architectural significance.

3. A Certificate of Appropriateness shall be required for alteration, construction, removal or demolition of a proposed contributing structure from the date when the nomination form is presented to the Historic Preservation Commission until the final disposition of the request.
4. A public hearing shall be held by the Historic Preservation Commission and an opportunity afforded the public to consider the district designation. During the public hearing, the Commission shall review and evaluate the application according to the criteria above.
5. Written notice of the purpose, time and place of such hearing shall be published in the official journal at least once and at least a minimum of seven days before said hearing; and such written notice may be affixed to a prominent place at or near the main entrance of the building, hall or room where meetings of the governing body are usually held.
6. The Historic Preservation Commission shall submit a final written report to the governing body within 30 days after the public hearing and the report and recommendation shall contain:
  1. A complete description of the area;
  2. A map or sketch showing the boundaries of the area to be included within any proposed historic preservation district; and
  3. Suggestions for a proposed ordinance designed to implement and carry out the recommendation and the provisions of this article.
7. The owners of record within the district shall be notified promptly by a letter containing information of the Commission's decision.
8. The governing body shall approve the district designa-

tion using the procedures for amending the official zoning map. If the governing body approves the application for a designation, a notice will be sent to the property owner and recorded with the Parish Recorder of Deeds.

9. New construction, alterations or additions within areas designated as districts shall be subject to issuance of Certificates of Appropriateness.

### 18.3.6 CONSERVATION DISTRICT DESIGNATION

#### A. Nominations

The Historic Preservation Commission may also designate a conservation district using the same procedures as those for an historic district. A conservation district shall not enjoy the full protection of an historic district; however, specific key character-defining elements included in the designating ordinance shall be protected and considered in the Certificate of Appropriateness process. Additional development standards that protect the key, character-defining elements may be adopted at the time of district designation, and modified as required thereafter.

### 18.3.7 CERTIFICATE OF APPROPRIATENESS

#### A. Certificate Required

1. A Certificate of Appropriateness issued by the Historic Preservation Commission shall be required before a building permit, or demolition permit is issued for any designated historic landmark or any building, structure or site in an historic district. A certificate is required if the building, structure or site will be altered, extended, or repaired in such a manner as to produce a major change in the exterior appearance of such building or structure. Such major changes include, but are not limited to:
  1. Major changes by addition, alteration, maintenance, reconstruction, rehabilitation, renovation or repair;
  2. Any new construction and demolition in whole or in part requiring a permit from the [jurisdiction];
  3. Moving a building;

4. Any construction, alteration, demolition, or removal affecting a significant exterior architectural feature as specified in the ordinance designating the landmark or historic district.
2. An exception to the Certificate of Appropriateness shall be made if the applicant show to the Commission that a failure to grant the permit will cause an imminent threat to life, health or property.

#### B. Standards for Certificate of Appropriateness

In making a determination whether to approve or deny an application for a Certificate of Appropriateness, the Historic Preservation Commission shall be guided by the Secretary of the Interior's "Standards for Rehabilitation" and any other design guidelines that the Historic Preservation Commission or governing body may adopt.

#### C. Design Guidelines

Design guidelines for applying the criteria for review of Certificates of Appropriateness shall at a minimum, consider the following architectural criteria:

1. Height - the height of any proposed alteration or construction should be compatible with the style and character of the landmark and with surrounding structures in a historic district.
2. Proportions of windows and doors - The proportions and relationships between doors and windows should be compatible with the architectural style and character of the landmark.
3. Relationship of Building Masses and Spaces - The relationship of a structure within a historic district to the open space between it and adjoining structures should be compatible.
4. Roof Shape - The design of the roof, fascia, and cornice should be compatible with the architectural style and character of the landmark.
5. Landscaping - Landscaping should be compatible

with the architectural character and appearance of the landmark.

6. Scale - The scale of the structure after alteration, construction, or partial demolition should be compatible with its architectural style and character and with surrounding structures in a historic district.
7. Directional Expression - Facades in historic districts should blend with other structures with regard to directional expression. Structures in a historic district should be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition should be compatible with its original architectural style and character.
8. Architectural Details - Architectural details including types of materials, colors, and textures should be treated so as to make landmark compatible with its original architectural style and character of a landmark or historic district.
9. New structures in an historic district shall be compatible with the architectural styles and design in said districts.
10. For any historic property, that key, character-defining elements are preserved, and that the integrity of the property as an historic resource will be maintained.

#### **D. Hearing on Application**

1. The Historic Preservation Commission shall hold a public hearing on each application for a Certificate of Appropriateness, except in those instances where the Commission has determined that the application is not a substantive change and that the Commission has determined the Certificate complies with adopted standards and guidelines.
2. Notice of the time and place of said hearing shall be given by publication in the form of a legal advertisement appearing in the official journal or in a newspaper having general circulation in the area at least seven days before

such hearing, and by the posting of such notice on or near the main entrance of any hall or room where the Commission usually meets.

3. Within not more than 45 days after the filing of an application, the Commission shall pass upon it, giving consideration to the adopted standards and guidelines, and shall give written notice of its decision to the applicant setting forth the reasons for the decision.
4. Evidence of approval shall be by certificate of appropriateness issued by the Commission, and whatever its decision, notice in writing shall be given to the applicant.
5. The commission shall keep a record of all applications for certificates of appropriateness and of all its doings under this Chapter.
6. A Certificate of Appropriateness shall be invalid if changes in the plans review by the Historic Preservation Commission are necessary in obtaining a building permit or if the building permit issued for the work becomes invalid. The Certificate of Appropriateness remains valid for the same period of validity as the building permit.

#### **E. Certificate of Economic Hardship**

1. Notwithstanding any of the provisions of this article to the contrary, the Historic Preservation Commission may issue a Certificate of Economic Hardship to allow the performance of work for which a Certificate of Appropriateness has been denied.
2. An applicant for a Certificate of Economic Hardship may submit any or all of the following information in order to assist the Commission in making its determination on the application:
  1. The amount paid for the property, the date of purchase and the party from whom purchased (including a description of the relationship, if any, between the owner and the person from whom the property was purchased).

2. The assessed value of the land and improvements thereon according to the two most recent assessments.
  3. Real estate taxes for the previous two years.
  4. Remaining balance on mortgage, if any, and annual debt service, if any, for the previous two years.
  5. All appraisals obtained within the previous two years by the owner or applicant in connection with this purchase, financing or ownership of the property.
  6. Any listing of the property for sale or rent, price asked and offers received, if any.
  7. Any consideration by the owner as to profitable adaptive uses for the property.
  8. If the property is income-producing, the annual gross income from the property for the previous two years, itemized operating and maintenance expenses for the previous two years, and annual cash flow before and after debt service, if any during the same period.
  9. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture or other.
  10. Any other information including the income tax bracket of the owner, applicant or principal investors in the property, reasonably necessary for a determination as to whether the property can be reasonably used or yield a reasonable return to present or future owners.
3. If the Commission finds that without approval of the proposed work, the property cannot obtain a reasonable economic return therefrom, then the application shall be delayed for a period not to exceed 90 days. During this period of delay, the Commission shall investigate plans and make recommendations to the governing body to allow for a reasonably beneficial use or a reasonable



economic return, or to otherwise preserve the subject property. Such plans and recommendations may include, but not be limited to:

1. A relaxation of the provisions of the article;
  2. A reduction in real property taxes;
  3. Financial assistance;
  4. Building code modifications; or
  5. Changes in zoning regulations.
4. If by the end of this 90-day period, the Commission has found that without approval of the proposed work, the property cannot be put to a reasonable beneficial use or the owner cannot obtain a reasonable economic return therefrom, then the Commission shall issue a Certificate of Economic Hardship approving the proposed work. If the Commission finds otherwise, it shall deny the application for a Certificate of Economic Hardship.

## F. Appeals

1. When a Certificate of Appropriateness or a Certificate of Economic Hardship is approved or denied for either a landmark or a structure within a historic district, the applicant or any interested party may, within 30 days, appeal the Commission's decision to the governing body.
2. The governing body may receive comments on the contents of the record but no new matter may be considered by the governing body.
3. The governing body may affirm the decision or recommend changes by a majority vote after due consideration of the facts contained in the record submitted to the governing body by the Commission,.
4. The Council may overturn the Commission's decision by a majority vote of a quorum of the Council.
5. If the Council decides that a Certificate of Economic Hardship should be issued, the Secretary shall notify the applicant.
6. If the Council concurs with the Commission's decision

not to issue a Certificate of Economic Hardship, the Secretary shall notify the applicant.

## G. Natural Destruction or Demolition

In the case of partial or complete natural destruction or demolition of a site within an historic district or of a landmark, the owner will be required to obtain a Certificate of Appropriateness from the Historic Preservation Commission prior to reconstruction. Although exact duplication of the previous structure may not be required, the exterior design of the property shall be in harmony with:

1. The exterior design of the structure prior to damage; and
2. The character of the district.

## 18.3.8 ENFORCEMENT

### A. Enforcement and Penalties

1. Any person who undertakes or causes an alteration, construction, demolition, or removal of any nominated or designated landmark or property within a nominated or designated landmark or designated historic district without a Certificate of Appropriateness shall be guilty of a misdemeanor. Every day such violation shall continue to exist shall constitute a separate violation.
2. The Administrator is authorized to enforce this article.
3. The Historic Preservation Commission may institute any appropriate action or proceeding in the name of the community to enjoin, correct or abate any violation of this ordinance.

## Sec. 18.4 Nonconformities

### 18.4.1 IN GENERAL

#### A. Continuation

A nonconformity may be continued in accordance with this article.

#### B. Types of Nonconformity

There are several types of nonconformities that may exist, as follows:

1. Nonconforming uses (see 11.2)
2. Nonconforming structures (see 11.3)
3. Nonconforming sites (see 11.4)
4. Nonconforming lots of record (see 11.5)
5. Nonconforming signs (see 11.6)

#### C. Evidence of Status

Evidence of the status of a nonconforming use shall be supplied by the owner of the property upon request of the Administrator.

#### D. Time Extensions

The Board of Adjustment may permit one extension of up to 12 additional months to the time periods for abandonment, obtaining a building permit or completing construction, provided the applicant can demonstrate circumstances out of his or her control have prevented a good faith attempt to reestablish or rebuild the nonconformity. Such circumstances may include the health of the applicant, court proceedings, failure to reach an insurance settlement, acts of God, or similar hardships.

#### E. Variance

The Board of Adjustment may vary the provisions of this article in accordance with the provisions for variances.

### 18.4.2 NONCONFORMING USES

#### A. Continuation

A lawful use made nonconforming by the adoption of this code or other ordinances may continue only for so long as such use is not expanded, increased or changed.

#### B. Change of Use

No use shall be changed to a conforming use until the Administrator has determined that the requirements of the applicable district will be met. The Board of Adjustment may approve a different nonconforming use, provided such use is deemed by the Board to be less intense than the existing use. No change to a more intense nonconforming use is allowed.

#### C. Abandonment

A nonconforming use that has been discontinued for any 12 month period for whatever reason shall be considered to be abandoned and shall not be reestablished. Any use on the property after that time shall conform with all provisions of this code. Evidence of intent to abandon is not required.

#### D. Destruction

A nonconforming use that is damaged may be rebuilt following approval by the Board of Adjustment in accordance with the following:

1. A nonconforming use may only be reestablished within a conforming structure.
2. All restorative and other work must be within adopted building codes.
3. A building permit must be issued within one year from the date of the damage.
4. The certificate of occupancy (or other final inspection) must be issued as provided by adopted codes.

### E. Special Standards for Residential Uses

As used in this paragraph, a “nonconforming residential use” is a structure which contains more dwellings than allowed by the district or a dwelling located in a district that does not permit residential uses.

#### 1. Abandonment

1. A nonconforming residential use other than a single family dwelling that has not been occupied for a continuous period of 12 months, for whatever reason, shall be considered to be abandoned and shall not be reoccupied except in conformance with all applicable provisions of this code. Evidence of intent to abandon the nonconforming use is not required.
2. A nonconforming single-family dwelling that has not been occupied for a continuous period of 12 months or longer shall not be considered to be abandoned and may be reoccupied at any time, provided the structure has not been changed, legally or illegally, to a nonresidential use or multiple-unit residential use.
3. Removal of a nonconforming mobile home or manufactured home, not in a mobile home park, from its foundation or pad for a continuous period of 12 months shall constitute abandonment of the use and placement of a new unit must comply with the provisions of this code. Evidence of intent to abandon the nonconforming mobile home or manufactured home use is not required.

#### 2. Destruction

Nonconforming residential uses that are damaged may be rebuilt in accordance with the following:

1. All portions of the structure being restored are not and were not on or over a property line;
2. The number of dwelling units does not increase;



3. All construction is in compliance with current construction codes, such as the fire and building codes;
4. A building permit is obtained within one year from the date of the damage; and
5. The certificate of occupancy (or other final inspection) is issued within two years of the issuance of the building permit.

### 18.4.3 NONCONFORMING STRUCTURES

#### A. Continuation

A lawful structure existing as of the effective date of this code or any amendment to this code may continue to be used for any purposes permitted in the district provided it is in conformance with the provisions of this section.

#### B. Maintenance and Restoration

A nonconforming structure may be maintained or restored provided no expansion of the nonconformity occurs.

#### C. Expansion

A nonconforming structure may be expanded, provided that no increase in the nonconformity occurs. For example, an addition may be constructed, provided it meets the dimensional requirements for the district.

### 18.4.4 NONCONFORMING SITES

#### A. Continuation

A site existing as of the effective date of this code that is nonconforming due solely to failure to meet the development standards of this code may be used for any purposes permitted in the district provided the use is in conformance with the provisions of this section.

#### B. Maintenance and Restoration

A nonconforming site may be maintained or restored provided no expansion of the nonconformity occurs.

#### C. Expansion

Additions to structures or additional paving, parking or outdoor storage on nonconforming sites shall require correction of existing nonconforming parking, landscaping and screening.

1. Complete redevelopment or expansions that result in a 25 percent or greater increase of the gross square footage of the existing structure require the entire property to meet all of the landscaping and screening requirements of this code.
2. Expansions that result in less than a 25 percent increase of the gross square footage of the existing structure require a corresponding percentage increase in compliance for landscaping and screening requirements of this Code until the site achieves 100 percent compliance.
3. Expansions that require an increase in the number of parking spaces shall be required to provide 100 percent of the required parking spaces for the additional floor area in accordance with this code. The additional parking area shall comply with all associated landscaping and drainage requirements of this code.
4. Properties that are physically constrained from complying with these provisions shall comply to the maximum extent practicable as determined by the Administrator.

#### D. Change of Use

Changes of use that require an increase in the number of parking spaces shall be required to provide the difference between the required parking for the prior use and that required for the proposed use in accordance with this code. Where this calculation results in the addition of less than five spaces, no additional spaces shall be required. Any additional parking area shall comply with all associated landscaping and drainage requirements of this code.

#### E. Destruction

1. A nonconforming residential structure which is damaged may be restored within the existing footprint provided

that all portions of the structure being restored are not and were not on or over a property line; all construction is in compliance with current construction codes, such as the Fire and Building Codes; a building permit is obtained within one year from the date of the damage; and the certificate of occupancy (or other final inspection) is issued within two years of the issuance of the building permit.

2. A nonconforming nonresidential structure which is damaged to 50 percent or less of its fair market value, based on a market appraisal performed by a certified appraiser, may be restored within the existing footprint provided that all portions of the structure being restored are not and were not on or over a property line; all construction is in compliance with current construction codes, such as the Fire and Building Codes; a building permit is obtained within one year from the date of the damage; and the certificate of occupancy (or other final inspection) is issued within two years of the issuance of the building permit. If damage exceeds 50 percent or more, restoration or improvement shall not be permitted unless the restoration results in a structure and site conforming to all applicable requirements of this Code.

### 18.4.5 NONCONFORMING LOTS OF RECORD

A parcel of land with an area or width less than prescribed in the applicable district may be used for any purpose permitted in the district where:

1. The owner is able to demonstrate to the satisfaction of the Administrator that the parcel was lawful at the time it was created; and
2. The use meets all other regulations prescribed for the district.

### 18.4.6 NONCONFORMING SIGNS

[INSERT with sign provisions]

## Sec. 18.5 Enforcement

### 18.5.1 VIOLATIONS

In case any building or structure is erected, structurally altered, or maintained, or any building, structure or land is used in violation of this code, the proper local authorities of the municipality, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful erection, structural alteration, maintenance, or use, to restrain, correct, or abate such violation, to prevent the occupancy of the building, structure, or land, or to prevent any illegal act, conduct, business, or use in or about such premises.

### 18.5.2 ENFORCEMENT POWERS

This code shall be enforced by the Administrator, who is empowered to:

1. Cause any building, structure, place or premises to be inspected and examined; and
2. Order in writing the remedying of any condition found to exist in violation of any provision of this code.

### 18.5.3 NOTICE OF VIOLATION

If the Administrator finds that any of the provisions of this code are being violated, the Administrator shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it.

### 18.5.4 ENFORCEMENT ACTIONS

The Administrator shall order discontinuance of illegal use of land, buildings or structures; removal of illegal buildings or structures or of illegal additions, alterations or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this statute to ensure compliance with or to prevent violation of its provisions.

### 18.5.5 PENALTIES

The owner or general agent of a building or premises where a violation of any regulation has been committed or exists, or the lessee or tenant of an entire building or entire premises where the violation has been committed or exists, or the owner, general agent, lessee or tenant of any part of the building or premises in which the violation has been committed or exists, or the general agent, architect, builder, contractor, or any other person who commits, takes part in, or who assists in any violation or who maintains any building or premises in which any violation exists shall be fined not less than \$10 dollars and not more than \$25 dollars or be imprisoned for not more than 30 days for each day that the violation continues.

## **ARTICLE 19. DEFINITIONS**

## Sec. 19.1 General

Unless specifically defined below, words or phrases in this code shall be interpreted giving them the same meaning as they have in common usage and so as to give this code its most reasonable application.

## Sec. 19.2 Defined Terms

**Abutting** - The property directly touches another piece of property.

**Accessory Dwelling Unit** - A dwelling that exists as part of a principal dwelling or on the same lot as the principal dwelling and is subordinate in size to the principal dwelling.

**Accessory Use or Structure** - A use or structure on the same lot with and of a nature customarily incidental and subordinate to the principal use or structure.

**Addition** - Any act or process which changes one or more of the exterior architectural features of a structure by adding to, joining with or increasing the size or capacity of the structure.

**Adjacent** - see Abutting.

**Adult Day Care** - A facility, operated for profit or not, in which care basic services are provided through its ownership or management for part of a day to three or more persons who are 18 years of age or older, not related to the owner or operator by blood or marriage, and who require such services.

**Alley** - A public way, or approved private way, that provides a secondary means of access to abutting property, normally located behind the building.

**Animal Boarding** - The use of land for boarding, selling, training or breeding cats or dogs for compensation, or the keeping of more than 12 dogs or cats in combination for any purpose.

**Animal Shelter** - A structure that is owned, operated or maintained by a public body, established humane society or other

private or nonprofit organization used for the care of lost, abandoned or neglected pets.

**Apartment** - A building type containing three or more dwelling units consolidated in a single structure. An apartment contains common walls. Dwelling units may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance.

**Apartment House** - A building type with three to six dwelling units consolidated in a single structure on a single lot. An apartment house contains common walls. Dwelling units may be situated either wholly or partially over or under other dwelling units.

**Assisted Living Facility** - Any group housing and services program for two or more unrelated adults, by whatever name it is called, that makes available, at a minimum, one meal a day and housekeeping services and provides personal care services directly or through a formal written agreement with one or more licensed home care or hospice agencies.

**Attached House** - A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Unit can be located on separate floors, side-to-side, or back-to-back.

**Bed and Breakfast** - A transient accommodation that is a house, or portion of a house, where lodging rooms and meals are provided.

**Buffer** - Landscaping, open space or walls that are used to physically separate or screen, one use or property from another so as to visually shield or block noise, lights, or other nuisances.

**Building** - Any structure created for the support, shelter or enclosure of persons, animals or property of any kind and which is permanently affixed to the land.

**Caliper** - The diameter of plant material, measured at six inches above grade.

**Car-Share Program** - A program providing shared vehicles available only to members, with a specific location associated with reduction of parking for a development project.

**Certificate of Appropriateness** - A certificate from the Historic Preservation Commission authorizing plans for alterations, construction, removal or demolition of a landmark or site within a designated historic district.

**Clear Sight Triangle** - The triangle formed on corner lots between points on the front, side or rear lot lines at a distance from the intersection within which no visual obstruction may be constructed.

**Completely Enclosed Building** - A building separated on all sides from adjacent open space or other structures by a permanent roof and by exterior walls or party walls, pierced only by windows and doors.

**Common Lot Line** - A lot line shared between two private lots, which does not abut public or private right-of-way.

**Drive-Through, Drive-In** - An establishment that by design, physical facilities, service, or by packaging procedures encourages or permits customers to receive services, or obtain goods while remaining in their motor vehicles.

**Dwelling Unit** - A building, or portion thereof, providing complete and permanent living facilities for one household.

**Easement** - A grant of one or more of the property rights by the owner to, or for the use by, the public, a corporation, or another person or entity. (Sarasota)

**Egress** - A grant of property rights by the owner to, or for use by, the public, a corporation, or another person or entity to use as an exit from a specific parcel of land. (Sarasota)

**Entertainment** - Entertainment shall include live vocalists, musicians, disc jockeys (whether speaking or not), comedians, karaoke, performers (paid or otherwise, including contestants) and the like, provided at a bar, restaurant, nightclub or other similar commercial establishment also providing food or beverages.

**Erected** - The term "erected includes built, constructed, reconstructed, moved upon, or any physical operation in the premises required for building, Evacuation, fill drainage, demolition of an existing structure, and the like shall be considered part of erection.

**Exterior Architectural Appearance** - The architectural and general composition of the exterior of a structure, including, but not limited to the kind, color, and the texture of the building material and the type, design and character of all windows, doors, light fixtures, signs, and appurtenant elements.

**Flag** - Any fabric or other material containing distinctive colors, patterns or symbols, used as a symbol of government, political subdivision, corporation, lodge, fraternity or sorority, political party, nonprofit organization, charity, club, association or other entity designed to be flown from a flagpole or similar device.

**Floodplain** - Any normally dry land area that is susceptible to being inundated by waters of the 1% annual chance flood, that is, the 100-year flood.

**Floodway** - The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the velocity waters of the regulatory flood.

**Home Occupation** - An occupation carried on in a dwelling unit by a resident of the unit; provided that the use is limited in extent and incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character of the dwelling unit.

**Household** - One or more persons occupying a single dwelling unit. No such household shall contain more than four members not related by law, blood, adoption, marriage, or judicial order for foster care. A household consisting of individuals protected by the Fair Housing Act shall not contain more than six persons.

**Lot** - A lot is a parcel of land of at least sufficient size to meet minimum requirements for use, coverage and area.

**Manufactured Home** - A structure built on an integral chassis and designed to be used as a dwelling unit when connected to the required utilities, fabricated in an off-site manufacturing facility. Designed to be transported for installation or assembly at the building site; the wheels and running gear are removed at the site. A manufactured home shall include "look alike" features that more closely match those of a typical site-built home, including a pitched roof, an entrance porch, and foundation skirting on all sides (unbroken except for ventilation).

**Mobile Home** - A structure built on an integral chassis and designed to be used as a dwelling unit when connected to the required utilities, fabricated in an off-site manufacturing facility. Designed to be transported for installation or assembly at the building site. A mobile home does not meet the definition of a manufactured home due to its age (pre-HUD Code) or lack of "look alike" features.

**Modular Home** - A structure designed to be used as a dwelling unit when connected to the required utilities that is in whole or in part manufactured at an off-site facility. This definition does not include recreational vehicle, manufactured home or mobile home.

**Open Space** - An area unobstructed by buildings from the ground upward, except for walks, paths, landscaping or other site features in public, common or other private ownership. Yards of individual lots occupied by dwellings shall not constitute open space.

**Overlay District** - A district classification superimposed in addition to another (base) district classification, further regulating or limiting structures and uses otherwise permitted and regulated pursuant to the basic district classification.

**Owner of Record** - The person, corporation, or other legal entity listed as owner on the records of the Parish **Recorder of Deeds**.

**Pervious Surface** - Ground treatments which will allow the infiltration of water, air and nutrients to root systems of adjacent plant material which lie directly under the ground treatment.

**Plat** - A map or plan of a parcel of land which is to be or which has been subdivided.

**Primary Structure** - The main use of a lot, or the building or structure in or on which the main use of the lot takes place.

**Nonconformities** - Uses, sites, signs or other structures which were legally established, but because of the application of this code, or changes to the code, are no longer in compliance.

**Rowhouse** - A building type with three or more attached units consolidated into a single structure. Each unit shares a common side wall or a common floor or ceiling. Units may be stacked vertically, however, no more than one unit is permitted above another unit. Each ground floor units has its own external street-facing entrance.

**Side Yard House** - A building type containing one principal dwelling unit located on a single lot with private yards on three sides. A side yard house has only a single side yard comprising the equivalent of the two side yards for a single-family house.

**Single-Family House** - A building type containing one principal dwelling unit located on a single lot with private yards on all four sides.

**Structure** - Anything constructed or erected, the use of which requires permanent or temporary location on or in the

ground, including buildings, fences, gazebos, signs, radio and television antennae (including supporting towers), swimming pools, satellite dishes, solar panels and wind generation equipment.

**Structural Change** - Any change or repair in the supporting members of a building, structure, roof or exterior walls which would expand the building in height, width or bulk of the building.